

DC OFFICE OF CAMPAIGN FINANCE

Summary of Registered Lobbyists: July, 2007

<i>Lobbyist ID</i>	<i>Lobbyist Name</i>	<i>Compensating Registrant</i>	<i>Registrant Date</i>
<i>Registrant Name</i>		<i>Address</i>	<i>July Date</i>
<i>Permanent Address</i>		<i>City, State and Zip</i>	
<i>City, State and Zip</i>		<i>Nature of Lobbying</i>	
LOBOOO071603 699N Nominee, LLC 2701 Tower Oaks Boulevard, Suite 200 Rockville, MD 20852	Holland & Knight LLP Norman M. Glasgow, Jr Holland & K	699N Nominee, LCC 2701 Tower Oaks Blvd- Suite 200 Rockville, MD 20852	01/19/2007
LOBOOO071255 A&R/THC LLC 514 10th Street, NW, Suite 600 Washington, DC 20004	Cynthia Giordano	A&R/THC LLC 514 10th Street, NW, Suite 600 Washington, DC 20004 Capitol Gateway Estates	01/10/2007 07/10/2007
LOBOOO071756 AAP, LLC 1160 Varnum Street, NE, Suite 208 Washington, DC 20017	Christopher Collins	AAP, LLC 1160 Varnum Street, NE, Suite 208 Washington, DC 20017 Medical	07/23/2007 07/23/2007
LOBOOO071635 Aaron Tallent 1150 Connecticut Avenue NW Ste. 300 Washington, DC 20036	Aaron Tallent	Aaron Tallent 1150 Connecticut Avenue, NW, Suite 300 Washington, DC 20036 Public Health initiatives related to	12/15/2006 07/03/2007
LOBOOO070411 AARP 601 E St., NW Washington, DC 20049	Lewis C. Davis, Jr. Mimi Castaldi	AARP 601 E St., NW Washington, DC 20049 Health and Long Term Care	01/05/2007 07/02/2007
LOBOOO071633 ABC of Metro Washington 4061 Powder Mill Road, #120 Calverton, MD 20705	Robert M. Zinsmeister	ABC of Metro Washington 4061 Powder Mill Road, #120 Calverton, MD 20705 Any activity impacting the construction	01/12/2007 07/03/2007

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LOBOOO070493	Kerry Pearson	ACS State & Local Solutions	01/12/2007
ACS State & Local Solutions	Max Brown	1800 M Street, NW	07/11/2007
1200 K St. NW		Washington, DC 20036	
Washington, DC 20005		Various Parking and Transportation Issues	
LOBOOO071581	N/A	Neighborhood Development Company	01/10/2007
Allison C. Prince/Jeffrey C. Utz/John T. Epting, Pillsbury Winthrop Shaw Pittman		4110 Kansas Ave, NW.	07/10/2007
2300 N Street, NW.		Washington, DC 20011	
Washington, DC 20037			
LOBOOO071567	Winston & Strawn, LLP (William N. H)	American Forest & Paper Association	01/10/2007
America Forest & Paper Association (Patrick Rita)	Winston & Strawn, LLP (Andreas L	1111 19th Street, NW Suite 800	
1111 19th Street, NW Suite 800		Washington, DC 20036	
Washington, DC 20036		D.C. Green Building Act Legislation	
LOBOOO071722	Stephen Kahn	American Assoc. for the Advancement of Science	03/13/2007
American Assoc. for the Advancement of Science	Sean Glynn, Arent Fox, LLP	1200 New York Avenue, NW	07/06/2007
1200 New York Avenue, NW	Patrick Neal, Arent Fox LLP	Washington, DC 20005	
Washington, DC 20005		Authorization of bond financing	
LOBOOO071206	McPhatter, V. Renee	American Cancer Society	01/10/2007
American Cancer Society	Marshall, Eric	1599 Clifton Road, NE	
901 E Street, NW, Suite 500		Atlanta, GA 30329	
Washington, DC 20004		Clean Indoor Air Legislation	
LOBOOO071569	William N. Hall (Winston & Strawn, L	American Chemistry Council	11/15/2006
American Chemistry Council (Roger Bernstein)	Andreas Leskovsek (Winston & Str	1300 Wilson Blvd	07/10/2007
1300 Wilson Blvd.		Arlington, VA 22209	
Arlington, VA 22209		D.C. Green Building Act Legislation	
LOBOOO070569	George Covucci	American College of Cardiology	01/09/2007
American College of Cardiology	Thorn Pozen	ACC Foundation,	
Hart House, 9111 Old Georgetown Rd.		Hart House, 9111 Old Georgetown Rd.	
Bethesda, MD 20814		Bethesda, MD 20814	
		Property Tax exemption.	

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LOBOOO070175 American Council of Life Insurance 101 Constitution Ave., N.W., Ste. 700 Washington, DC 20001	Joann Waiters	American Council of Life Insurance 101 Constitution Avenue, NW, Suite 700 Washington, DC 20001 Life/health ins., annuities etc.	01/12/2007
LOBOOO070482 American Council of Life Insurers 101 Constitution Avenue, NW, Suite 700 Washington, DC 20001	Waiters, Joann	American Council of Life Insurers Undisclosed Undisclosed, DC 99999 Matters pertaining to life insurance	01/18/2007 07/11/2007
LOBOOO071619 American Forest & Paper Association 1111 19th Street NW Suite 800 Washington, DC 20036	William N. Hall	American Forest & Paper Association 1111 19th Street, NW, Suite 800 Washington, DC 20036 Lobbying re D.C. Green Building Act legislation	11/16/2006 07/10/2007
LOBOOO071734 American Immigration Lawyers Association 918 F Street, NW Washington, DC 20004	Richard Newman, Arent Fox LLP Eve Corbin, Arent Fox LLP	American Immigration Lawyers Association 918 F Street, NW Washington, DC 20004 Seeking bond approval	07/06/2007
LOBOOO070708 American University 4400 Massachusetts Avenue, NW Washington, DC 20016	Donald L. Myers	American University 4400 Massachusetts Avenue, NW Washington, DC 20016	01/05/2007
LOBOOO070790 America's Health Insurance Plans 601 Pennsylvania Ave. NW. Ste. 500 Washington, DC 20004	Betsy M. Pelovitz	America's Health Insurance Plans 601 Pennsylvania Ave. NW Ste 500 Washington, DC 20004	01/10/2007 07/06/2007
LOBOOO070770 Anheuser Busch Companies, Inc. 1401 I Street NW Ste 200 Washington, DC 20005	Wilmot, David	Anheuser Busch Companies 1401 I Street, NW, Ste. 200 Washington, DC 20005	01/10/2007 07/10/2007

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LOBOOO070802	W. Shaun Parr	Apartment & Ofc. Building Assoc.	01/18/2007
Apartment & Ofc. Building Assoc.	Nicola Whiteman	of Metro. Wash.	07/10/2007
of Metro. Wash.	Margaret Jeffries	1050 17th Street NW. Ste 300	
1050 17th St. NW Ste. 300		Washington, DC 10025	
Washington, DC 20036			
LOBOOO071638	Hunter T. Carter, Arent Fox LLP	Whitman Walker Clinic	01/09/2007
Arent Fox LLP	Richard A. Newman, Arent Fox LLP	1407 S. Street NW	07/06/2007
1050 Connecticut Ave NW	Jon Bouker, Arent LLP	Washington, DC 20009	
Washington, DC 20036			
LOBOOO071640	Sean Glynn, Arent Fox LLP	The Washington Humane Society	01/09/2007
Arent Fox LLP		7319 Georgia Ave NW	07/06/2007
1050 Connecticut Ave NW		Washington, DC 20012	
Washington, DC 20036			
LOBOOO071692	Richard Newman	Association of American Medical	05/04/2007
Arent Fox LLP	Patrick Neal	Colleges	07/06/2007
1050 Connecticut Avenue, NW		1050 Connecticut Avenue, NW	
Washington, DC 20036		Washington, DC 20036	
		Seeking bond approval	
LOBOOO071693	Sean Glynn	The Methodist Home of the	05/04/2007
Arent Fox LLP	Patrick Neal	District of Columbia	07/06/2007
1050 Connecticut Avenue, NW		4901 Connecticut Avenue, NW	
Washington, DC 20036		Washington, DC 20008	
		Seeking bond approval	
LOBOOO071572	Sean Glynn, Arent Fox LLP	St. Albans School	01/09/2007
Arent Fox LLP	Elizabeth Pierce, Arent Fox LLP	Mount Saint Alban, N.W.	07/06/2007
1050 Connecticut Ave NW		Washington, DC 20016	
Washington, DC 20036			
LOBOOO071576	Jon Bouker, Arent Fox LLP	Theater Alliance of Washington,	01/09/2007
Arent Fox LLP		D.C.	07/06/2007
1050 Connecticut Ave NW		1333 H Street, NE	
Washington, DC 20036		Washington, DC 20002	

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LOBOOO071582 Arent Fox LLP 1050 Connecticut Ave NW Washington, DC 20036	Richard A. Newman, Esq.	American College of Cardiology Foundation 2400 N Street NW Washington, DC 20037	01/09/2007
LOBOOO071723 Arent Fox LLP 1050 Connecticut Avenue, NW Washington, DC 20036	Jon Bouker Richard Newman David Osnos Abe Pollin Peter Biche Marianne Niles	DC Arena LP 601 F Street, NW Washington, DC 20004 Authorization of bond financing	03/13/2007 07/06/2007
LOBOOO071725 Arent Fox LLP 1050 Connecticut Avenue, NW Washington, DC 20036	Richard Newman, Arent Fox LLP Jon Bouker, Arent Fox LLP	Washington Drama Society, Inc. 1101 6th Street, SW Washington, DC 20024 Authorization of bond financing	01/09/2007 07/06/2007
LOBOOO071690 Arent Fox LLP 1050 Connecticut Avenue, NW Washington, DC 20036	Sean Glynn Patrick Neal Stephen Kahn	American Association for the Advancement of Science 1200 New York Avenue, NW Washington, DC 20005 Seeking bond approval	03/13/2007 07/06/2007
LOBOOO071574 Arent Fox LLP 1050 Connecticut Ave NW Washington, DC 20036	Jon Bouker, Arent Fox LLP	Integration Technologies Group, Inc. 2745 Hartland Rd Falls Church, VA 22043	01/09/2007 07/06/2007
LOBOOO071743 Arent Fox LLP 1050 Connecticut Avenue, NW Washington, DC 20036	Craig Engle, Arent Fox LLP David Adkins, Arent Fox LLP	The Examiner Advertising	07/06/2007 07/06/2007
LOBOOO071684 Arent Fox LLP 1050 Connecticut Avenue, NW Washington, DC 20036	Richard Newman Patrick Neal	Council on Foreign Relations 1779 Massachusetts Avenue, NW Washington, DC 20036 Seeking bond	04/24/2007 07/06/2007

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LOBOOO071733 Arent Fox LLP 1050 Connecticut Avenue, NW Washington, DC 20004	Richard Newman, Arent Fox LLP Eve Corbin, Arent Fox LLP	American Immigration Lawyers Association 918 F Streeet, NW Washington, DC 20004 Seeking Loan Approval	07/06/2007
LOBOOO071731 Arent Fox LLP 1050 Connecticut Avenue, NW Washington, DC 20036	Sean Glynn, Arent Fox LLP	St. Pauls Episcopal Church/Rock Creek Cemetery Rock Creek Church Rd & Webster St, NW Washington, DC 20011 Seeking bond approval	07/06/2007
LOBOOO071736 Arent Fox LLP 1050 Connecticut Avenue, NW Washington, DC 20036	Eleanor Zapone, Arent Fox LLP	Ayuda, Inc. 1200 New York Avenue, NW Washington, DC 20005 Seeking grant for counseling	07/06/2006
LOBOOO071380 Arent Fox PLLC 1050 Connecticut Avenue, NW Washington, DC 20036	Richard Newman Jon Bouker	The Shakespeare Theatre 516 8th Street, SE Washington, DC 20003 Secure loan approval	01/09/2007 07/06/2007
LOBOOO071369 Arent Fox PLLC 1050 Connecticut Avenue, NW Washington, DC 20036	Craig Engle Jon Bouker	DC United 2400 East Capitol Street, SE Washington, DC 20003 Development of new staduim	01/09/2007 07/06/2007
LOBOOO071403 Arent Fox PLLC 1050 Connecticut Avenue, NW Washington, DC 20036	Stephen Kahn Eve Corbin	Georgetown University 37th & O Street, NW Washington, DC 20057 Bond Financing	01/09/2007 07/06/2007
LOBOOO071382 Arent Fox PLLC 1050 Connecticut Avenue, NW Washington, DC 20036	Richard Newman	Wesley Theological Seminary 4500 Massachusetts Avenue, NW Washington, DC 20016 Seeking bond	01/09/2007 07/06/2007

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LOBOOO070555 Arent Fox PLLC 1050 Connecticut Ave. NW Washington, DC 20036	Newman, Richard Jon Bouker	Corcoran Gallery of Art 500 Seventeenth Street NW. Washington, DC 20006	01/09/2007 07/06/2007
LOBOOO071445 Arent Fox PLLC 1050 Connecticut Avenue, NW Washington, DC 20036	Jon Bouker Craig Engle Richard Newman	Forest City Enterprises 1615 L Street, NE, Suite 400 Washington, DC 20036 Federal Center Project	01/09/2007 07/06/2007
LOBOOO071458 Arent Fox PLLC 1050 Connecticut Avenue, NW Washington, DC 20036	Craig Engle	Golf Course Specialists, Inc. 972 Ohio Drive, SW Washington, DC 20024 Golf Course Operations	01/09/2007 07/06/2007
LOBOOO071312 Arent Fox PLLC 1050 Connecticut Ave. NW. Washington, DC 20036	Arent Fox PLLC	Washington Free Clinic 1525 Newton Street, NW Washington, DC 20018 Secure funding for a clinic	01/09/2007 07/06/2007
LOBOOO070816 Arnold & Porter 555 12th Street, NW Washington, DC 20004	Phillips, Stephaine Sprague, Mary	CSX Corporation 500 Water Street, 15th Floor Jacksonville, FL 32202 Hazmat transportation issues	01/10/2007 07/10/2007
LOBOOO071662 Arnold & Porter LLP 555 12th Street NW Washington, DC 20004	Michael Goodwin, Arnold & Porter L David L. Goldblatt, Arnold & Porter L	Charles E. Smith Commercial Realty, a division of Vornado Realty Trust 2345 Crystal Drive, Suite 1000 Arlington, VA 22202	01/10/2007 07/10/2007
LOBOOO070822 Arnold & Porter LLP 555 12th Street, NW Washington, DC 20004	Goodwin, Michael David Goldblatt	Washington Boat Lines, Inc. 1050 Thomas Jefferson Street, NW, Ste. 100 Washington, DC 20007 General Matters	01/10/2007 07/10/2007

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LOBOOO071661 Arnold & Porter LLP 555 Twelfth Street NW Washington, DC 20004	David Goldblatt, Arnold & Porter LL	Channel Inn 650 Water Street NW Washington, DC 20024	01/10/2007 07/10/2007
LOBOOO070761 Arnold & Porter LLP 555 Twelfth St. NW Washington, DC 20004	George Covucci	Tregaron Limited Partnership Finkle, Ross & Rost LLP, 100 Ring Rd. West#208 Garden City, NY 11530	01/10/2007 07/10/2007
LOBOOO071651 Arnold & Porter LLP 555 Twelfth Street NW Washington, DC 20004	David Goldblatt	A&R/THC LLC 514 10th Street NW, Suite 600 Washington, DC 20004 Issues involving Capitol Gateway Estates, Eastgate projects,	01/10/2007 07/10/2007
LOBOOO071636 Arnold & Porter LLP 555 Twelfth Street NW Washington, DC 20004	David Goldblatt, Arnold & Porter LL	District of Columbia Building, Industry Association 5100 Wisconsin Ave NW Washington, DC 20016	01/10/2007 07/10/2007
LOBOOO071717 Association of American Medical Colleges 2450 N Street, NW Washington, DC 20037	Richard Newman, Arent Fox LLP Patrick Neal, Arent Fox LLP	Association of American Medical Colleges 2450 N Street, NW Washington, DC 20037 Authorization of bond financing	05/04/2007 07/06/2007
LOBOOO070791 AstraZeneca Pharmaceuticals LP 1800 Concord Pike 70C Wilmington, DE 19850	Drake Nakaishi Clay Opara	AstraZeneca Pharmaceuticals LP 1800 Concord Pike 70C Wilmington, DE 19850	01/30/2007 07/09/2007
LOBOOO070791 AstraZeneca Pharmaceuticals LP 1800 Concord Pike 70C Wilmington, DE 19850	Drake Nakaishi Clay Opara	AstraZeneca Pharmaceuticals LP 1800 Concord Pike 70C Wilmington, DE 19850 Manufacturing & health care industries	01/30/2007 07/09/2007

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LOB000070772	Wilmot, David	Cingular Wireless/Mr Paul Roth	01/10/2007
AT&T (Formerly Cingular Wireless)		5565 Glenridge Connector, 17th Floor	07/10/2007
5565 Glenridge Connector, 17th Floor, Atlanta, GA 30342		Atlanta, GA 30342	
LOB000071735	Eleanor Zapone, Arent Fox LLP	Ayuda, Inc.	07/06/2007
Ayuda, Inc.		1707 Kalorama Road, NW	
1707 Kalorama Road, NW		Washington, DC 20009	
Washington, DC 20009		Seeking grant for counseling	
LOB000071600	Holland & Knight LLP	B.F. Saul Company	01/19/2007
B.F. Saul Company	Norman M. Glasgow, Jr	7901 Wisconsin Avenue	
7501 Wisconsin Ave		Bethesda, MD 20814	
Bethesda, MD 20814			
LOB000070729	A. Marie	Bank of America	12/15/2006
Bank of America		1100 North King Street DE5	07/09/2007
1100 North King Street, DE5		Wilmington, DE 19884	
Wilmington, DE 19884		Banking & Financial services industries	
LOB000071378	Joseph Cleary	Bayer Corp Pharm Divison	01/26/2007
Bayer Corp. Pharm. Division		400 Morgan Lane	06/20/2007
400 Morgan Lane		West Haven, CT 06516	
West Haven, CT 06516		Health Issues	
LOB000071628	Charles Coates	Bearing Point	11/29/2006
Bearing Point	Max Brown	1676 International Drive	
1676 International Drive		McLean, VA 22102	
McLean, VA 22102		Management & Technology Consulting	
LOB000071708	Mark Holman	Intrado, Inc.	02/02/2007
Blank Rome		1601 Dry Creek Road	07/11/2007
600 New Hampshire Avenue, NW		Longmont, CO 80503	
Washington, DC 20037		Telecommunications	

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LOBOOO071598 Building in Democracy c/o Brett McMahon, Miller and Long Construction 4824 Rugby Avenue, Bethesda, MD 20814	Roderic L. Woodson, Esq., Holland &	Building in Democracy 4824 Rugby Avenue Bethesda, MD 20814	01/19/2007
LOBOOO070758 Cable Telecommunications Association of MD, DE & DC 2530 Riva Rd, Suite 316 Annapolis, MD 21401	O'Dell, Wayne Gunther, Robert Conwell, John	Cable Telecommunications Association of MD, DE & DC 2530 Riva Rd. Ste. 316 Annapolis, MD 21401	01/10/2007 07/09/2007
LOBOOO071682 Capitol Paving of D.C., Inc. 2211 Channing Street, NE Washington, DC 20018	LeBoeuf, Lamb, Greene & MacRae L	Capitol Paving of D.C. Inc. 2211 Channing Street, NE Washington, DC 20018 Construction; Street Paving	03/14/2007 07/10/2007
LOBOOO071648 Capper Carrollsburg Venture, LLC 8403 Colesville Rd. Suite 400 Silver Spring, MD 20910	John Ray, Manatt, Phelps & Phillips Tina Ang, Manatt, Phelps & Phillips	Capper Carrollsburg Venture, LLC 8403 Colesville Road, Suite 400 Silver Spring, MD 20910	01/10/2007 07/10/2007
LOBOOO070484 Carefirst BlueCross BlueShield 10455 Mill Run Circle Owings Mill, MD 21117	Hatton, Julie Kevin Chavous Tony Bullock Jeff Trammell Andrew Marks William Jews Ann Gallant David Wolf Jeff Valentine	CareFirst BlueCross BlueShield 10455 Mill Run Circle Owings Mill, MD 21117 Health Insurance	01/16/2007 07/06/2007
LOBOOO070465 Carmen Group Incorporated 1301 K Street, NW, 8th Floor East Washington, DC 20005	Harper, Dal Thompson, David Julia Ehrgood Aron Griffin	Major Medicaid Hospital Coalition 111 Michigan Ave. NW. Washington, DC 20001 Medicaid	01/16/2007 07/10/2007
LOBOOO070369 Carmen Group Incorporated 1301 K Street, 8th Floor East Washington, DC 20005	Carmen, David Hampton, Greg Thompson, David Dal Harper Andrew Whitman Julia Ehrgood	Medstar (formerly Washington Hosp. Ctr.) 110 Irving Street, NW Washington, DC 20010 Healthcare Policy & Funding	01/16/2007 07/10/2007

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LOBOOO071367	Dal Harper	Georgetown University	01/16/2007
Carmen Group Incorporated	Mia O'Connell	200 Healy Hall Box 571241	07/10/2007
1301 K Street, NW, Ste. 600, East Tower	Jana Leslie	Washington, DC 20057	
Washington, DC 20005		Georgetown Boathouse Project	
LOBOOO071681	Dal Harper	Hoffman-Streuver Waterfront, LLC	02/26/2007
Carmen Group Incorporated	David Carmen	4725 Wisconsin Avenue, NW, Suite 200	07/10/2007
1301 K Street, NW, 8th Floor East		Washington, DC 20007	
Washington, DC 20005		Real Estate Development	
LOBOOO070535	Jemmott, Diane	Western Development Corporation	01/16/2007
Carmen Group, Inc.	Carmen, David	1054 31st Street NW. #410	07/10/2007
1301 K Street, NW, 8th Floor East	Harper, Dal	Washington, DC 20007	
Washington, DC 20005	Hassell, John	Developer	
	Hoitsma, Gary		
	O'Connell, Mia		
	Wassmer, Victoria		
LOBOOO071596	Holland & Knight LLP/Norman M. G	CASCO Second Street, LLC	01/19/2007
CASCO Second Street, LLC		2701 Tower Oaks Blvd- Suite 200	07/10/2007
2702 Tower Oaks Boulevard, Suite 200		Rockville, MD 20852	
Rockville, MD 20852			
LOBOOO071412	Mia Dell	Center for Science in the Public Interest	01/04/2007
Center for Science in the Public Interest	Margo Wooten	1875 Connecticut Avenue, NW, Suite 300	07/10/2007
1875 Connecticut Avenue, NW, Suite 300		Washington, DC 20009	
Washington, DC 20009		Nutrition Labeling	
LOBOOO071545	Max Brown	Channel Inn	01/10/2007
Channel Inn		650 Water Street, SW	07/10/2007
650 Water Street, SW		Washington, DC 20024	
Washington, DC 20024		Southwest Water Front	
LOBOOO071663	Michael Goodwin, Arnold & Porter L	Charles E. Smith Commercial Realty, a division of Vornado Realty Trust	01/10/2007
Charles E. Smith Commercial Realty, a division of Vornado Realty Trust	David L. Goldblatt, Arnold & Porter L	2345 Crystal Drive, Suite 1000	07/10/2007
2345 Crystal Drive, Suite 1000		Arlington, VA 22202	
Arlington, VA 22202			

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LOBOOO070059	Jacqueline D. Bowens	Children's National Medical	01/10/2007
Children's National Medical	Tim Jones	Center	07/10/2007
Center	Clare Kelly	111 Michigan Avenue, NW	
111 Michigan Avenue		Washington, DC 20010	
Washington, DC 20010		Health Care Issues	
LOBOOO071357	Chris Wye	Christian Science Committee on	01/18/2007
Christian Science Committee on		Pub. for D.C.	07/11/2007
Pub. for D.C.		240 M Street, SW, E712	
723 Independence Avenue, SE		Washington, DC 20024	
Washington, DC 20003		Religious beliefs	
LOBOOO071647	John L. Ray, Manatt, Phelps & Phil	CJ Healthcare Venture, LLC	01/10/2007
CJ Healthcare Venture, LLC	Tina Ang, Manatt, Phelps & Phillips	7900 Old Branch Avenue, Unit	07/10/2007
7900 Old Branch Ave-Unit 210		210	
Clinton, MD 20735		Clinton, MD 20735	
		Purchase of Greater SouthEast	
		Hospital	
LOBOOO071647	John L. Ray, Manatt, Phelps & Phil	CJ Healthcare Venture, LLC	01/10/2007
CJ Healthcare Venture, LLC	Tina Ang, Manatt, Phelps & Phillips	7900 Old Branch Avenue, Unit	07/10/2007
7900 Old Branch Ave-Unit 210		210	
Clinton, MD 20735		Clinton, MD 20735	
LOBOOO071459		Medco Health Solutions, Inc.	01/08/2007
Claudia Tucker		19520 Yellow Wing Crt.	07/10/2007
713 Indian Creek Rd.		Colorado Springs, CO 80908	
Amherst, VA 24521		Pharmacy benefits management.	
LOBOOO070435	Pohlman, Robert	Coalition for Non Profit Housing	01/23/2007
Coalition for Non Profit Housing &		& Economic Development	07/26/2007
Economic Development		5 Thomas Circle, NW, Suite 209	
1432 U Street, NW, 1st Floor		Washington, DC 20012	
Annex			
Washington, DC 20009			
LOBOOO071511	David Wilmot	Comcast Cable	01/10/2007
Comcast Cable Communications,	N, William Jarvis	Communications, Inc.	07/11/2007
Inc.		900 Michigan Avenue, NE	
900 Michigan Avenue, NE		Washington, DC 20018	
Washington, DC 20018		Cable Communications	

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LOBOOO071698	Thomas Cassidy	Consumer Financial Services	03/14/2007
Consumer Financial Services		Assoc. of America	07/10/2007
Assoc. of America		515 King Street, Suite 300	
515 King Street, Suite 300		Alexandria, VA 22314	
Alexandria, VA 22314		Public Affairs Activity	
LOBOOO071455	Sally Greenberg	Consumers Union of U.S., Inc	01/10/2007
Consumers Union of U.S., Inc.	Gail Hillebrand	1535 Mission Street	07/09/2007
1535 Mission Street		San Francisco, CA 94103	
San Francisco, CA 94103			
LOBOOO071455	Sally Greenberg	Consumers Union of U.S., Inc	01/10/2007
Consumers Union of U.S., Inc.	Gail Hillebrand	1535 Mission Street	07/09/2007
1535 Mission Street		San Francisco, CA 94103	
San Francisco, CA 94103		Identity Theft Legislation, Security	
		Freeze Legislation	
LOBOOO070845	Jon Bouker	Corcoran Gallery of Art	01/09/2007
Corcoran Gallery of Art	Richard Newman	500 17th Street NW	07/06/2007
500 17th Street NW		Washington, DC 20006	
Washington, DC 20006		Funding for The Millennium Arts	
		Center.	
LOBOOO070393	Wiley, Jeremy	Corrections Corp. of America	01/18/2007
Corrections Corp. of America	Frederick Cooke	10 Burton Hills Blvd.	07/13/2007
10 Burton Hills Blvd.		Nashville, TN 37215	
Nashville, TN 37215		Correction Institutions	
LOBOOO071716	Richard Newman, Arent Fox LLP	Council on Foreign Relations	04/24/2007
Council on Foreign Relations	Patrick Neal, Arent Fox LLP	1779 Massachusetts Avenue,	07/06/2007
1779 Massachusetts Avenue, NW		NW	
Washington, DC 20005		Washington, DC 20005	
		Authorization of bond financing	
LOBOOO071406	Roderic Woodson	Coventry First	01/22/2007
Coventry First	Douglas Patton	7111 Valley Green Road	
7111 Valley Green Road		Fort Washington, PA 19034	
Fort Washington, PA 19034		Insurance	

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City, State and Zip		Nature of Lobbying	
LOB000071442 Crowell & Moring LLP 1001 Pennsylvania Ave., NW Washington, DC 20004	Andrew Marks	Care First (Group Hospitalization & Medical Services, Inc. 840 First Street, NE Washington, DC 20065 Health	07/18/2007 07/02/2007
LOB000071591 Crown Insurance 406 Florida Avenue, NW Washington, DC 20001	Lawrence Berman	Crown Insurance 406 Florida Avenue, NW Washington, DC 20001 Monitor DC Laws	01/18/2007
LOB000070706 CSX Corporation 500 Water Street, 15th Floor Jacksonville, FL 32202	Shinn, Robert Stephanie Philipps Mary Gabrielle Sprague	CSX Corporation 500 Water Street, 15th Floor Jacksonville, FL 32202 Hazmat transportation issues	01/10/2007 07/10/2007
LOB000071748 CVS Caremark One CVS Drive Woonsocket, RI 02895	Douglas Sloan Martin Guy Rohling, Alberts & Compan	N/A Healthcare, retail & Pharmacy related issues.	07/10/2007
LOB000071685 CVS/Caremark One CVS Drive Woonsocket, RI 02895	Martin Rohling	CVS/Caremark One CVS Drive Woonsocket, RI 02895 Pharmacy Issues	04/17/2007 07/09/2007
LOB000071418 CVS/Pharmacy Attn: Mike Ayotte 1 CVS Drive Woonsocket, RI 02895	Douglas Sloan	CVS/Pharmacy 1 CVS Drive Woonsocket, RI 02895 Retail/Healthcare/pharmacy	01/09/2007
LOB000071653 D.C. Catholic Conference 5001 Eastern Avenue Hyattsville, MD 20785	Ronald G. Jackson Michael Scott	Archdioces of Washington P.O. Box 29260 Washington, DC 20017 Budget, Education, Finance	01/17/2007 07/26/2007

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City, State and Zip		Nature of Lobbying	
LOBOOO070396	Ray, John	D.C. Chartered Health Plan, Inc.	01/10/2007
D.C. Chartered Health Plan, Inc.	Tina Ang	820 1st Street, NE	07/10/2007
820 1st Street NE		Washington, DC 20002	
Washington, DC 20002		Health care services	
LOBOOO071520	Holland & Knight	D.C. Economic Empowerment	01/19/2007
D.C. Economic Empowerment		Coalition, Inc.	
Coalition, Inc.		3632 Georgia Avenue, NW	
3632 Georgia Avenue, NW		Washington, DC 20011	
Washington, DC 20011		Minority Business Opportunities	
LOBOOO070793	Nathanson, Jim	D.C. Legal	01/08/2007
D.C. Legal		1100 Connecticut Avenue, NW,	07/10/2007
1100 Connecticut Avenue, NW,		Ste. 800	
Ste. 800		Washington, DC 20036	
Washington, DC 20036		personal injury	
LOBOOO070695	Wilmot, David	Anheuser Busch Companies,	01/10/2007
David W. Wilmot, Esq.		Inc.	07/10/2007
1010 Vermont Avenue, NW, Ste.		1776 Eye Street, NW, Suite 200	
810		Washington, DC 20006	
Washington, DC 20005			
LOBOOO070780	Wilmot, David	Hotel Association of Washington,	01/10/2007
David W. Wilmot, Esq.		DC Inc.	07/10/2007
1010 Vermont Ave. NW. Ste 810		1201 New York Ave. NW Ste. 601	
Washington, DC 20005		Washington, DC 20005	
LOBOOO070777	Wilmot, David	Fannie Mae	01/10/2007
David W. Wilmot, Esq.		3900 Wisconsin Ave. NW	07/10/2007
1010 Vermont Ave. NW Ste. 810		Washington, DC 20036	
Washington, DC 20005			
LOBOOO070773	Wilmot, David	Cingular Wireless	01/10/2007
David W. Wilmot, Esq.		c/o Randy Roberts 5565	07/10/2007
1010 Vermont Ave. NW Ste. 810		Glenridge Connector, 17th Flr.	
Washington, DC 20005		Atlanta, GA 30342	

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City, State and Zip		Nature of Lobbying	
LOB000071244	N/A	Pharmaceutical Research and Manufactures of America (PHRMA)	01/10/2007
David W. Wilmot, Esq.		1100 15th Street, NW, Ste. 900	07/10/2007
1010 Vermont Avenue, NW. Ste. 810		Washington, DC 20001	
Washington, DC 20005		Pharmaceutical Research	
LOB000070785	Bagwell, Andrea	District of Columbia Association of Health Maint.	01/10/2007
David W. Wilmot, Esq.		Organizations(DCHMO)	07/10/2007
1010 Vermont Ave. NW. Ste. 810		1010 Vermont Ave. NW. Ste. 810	
Washington, DC 20005		Washington, DC 20005	
LOB000071385	David W. Wilmot	Wal-Mart Stores Inc.	01/10/2007
David W. Wilmot, Esq.		575 7th Street, NW	07/10/2007
1010 Vermont Avenue, N.W., Ste. 810		Washington, DC 20004	
Washington, DC 20005		Wal-Mart Stores	
LOB000070776	Wilmot, David	Comcast Cable	01/10/2007
David W. Wilmot, Esq.		Communications, Inc. c/o Kathy	07/10/2007
1010 Vermont Ave. NW Ste. 810		Etemad	
Washington, DC 20005		900 Michigan Ave. NE.	
		Washington, DC 20004	
LOB000070475	Wilmot, David	Teachers Insurance and Annuity	01/10/2007
David W. Wilmot, Esq.		Association College Retirement	07/10/2007
1010 Vermont Ave. NW Suite 810		Equities Fund (TIAA-CREF)	
Washington, DC 20005		730 Third Ave.	
		New York, NY 10017	
LOB000071689	Jon Bouker	DC Arena LP	03/13/2007
DC Arena, LP	Richard Newman	601 F Street, NW	07/06/2007
601 F Street, NW	David Osnos	Washington, DC 20036	
Washington, DC 20004	Abe Pollin	Sales Tax Revenue	
	Peter Biche		
	Marianne Niles		
LOB000070501	N/A	Various Members	01/08/2007
DC Association of Beverage			07/10/2007
Alcohol Wholesalers			
1008 Pennsylvania Avenue		Legislation affecting the beer,	
Washington, DC 20003		wine & spirits industry	

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<i>City, State and Zip</i>		<i>Nature of Lobbying</i>	
LOBOOO070734 DC Hospital Association 1250 Eye Street, NW, Ste. 700 Washington, DC 20005	Malson, Robert Tanya Kinlow	DC Hospital Association 1250 Eye Street, NW, Suite 700 Washington, DC 20005 Health Care	01/19/2007 07/10/2007
LOBOOO071729 DC Strategy Group 3525 Ordway Street, NW Washington, DC 20016	Claire Bloch	Western Development Corp 1054 31st Street, NW Washington, DC 20007 Economic Development	06/27/2007 06/27/2007
LOBOOO071737 DC Strategy Group 3525 Ordway Street, NW Washington, DC 20016	Claire Bloch	Tonic at Quigley's, LLC 2036 G Street, NW Washington, DC 20052 Obtaining Liquor License	06/27/2007 06/27/2007
LOBOOO071368 DC United 2400 East Capitol Street, SE Washington, DC 20003	Craig Engle Jon Bouker	DC United 2400 East Capitol Street, SE Washington, DC 20003 Development of new stadium	01/09/2007 07/06/2007
LOBOOO071637 District of Columbia Building Industry Association 5100 Wisconsin Ave NW Washington, DC 20016	David Goldblatt, Arnold & Porter LL	District of Columbia Building Industry Association 5100 Wisconsin Ave NW Washington, DC 20016	01/10/2007 07/10/2007
LOBOOO070480 District of Columbia Insurance Federation 50 F Street, NW #600 Washington, DC 20001	WEM Associates, LLC Wiley Rein, LLP	District of Columbia Insurance Federation Insurance Issues	01/10/2007 07/10/2007
LOBOOO071747 Donald L. Myers for American University 4400 Massachusetts Ave NW Washington, DC 20016	N/A	N/A Education/University Issues	07/10/2007 07/10/2007

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LOBOOO071593	Holland & Knight LLP/Norman M. G	Douglas Development	01/19/2007
Douglas Development	Steven E. Sher	702 H Street, NE, Suite 400	07/23/2007
702 H. Street NW Suite 400		Washington, DC 20001	
Washington, DC 20001			
LOBOOO071669	Douglass Patton	Miller & Long Concrete	01/22/2007
Douglas Patton		Construction Company	07/13/2007
818 Connecticut Avenue, NW,		4824 Rugby Avenue,	
Suite 100		Bethesda, MD 20814	
Washington, DC 20006		Labor and construction issues	
LOBOOO071670	Douglass Patton	Washington Area New	01/22/2007
Douglas Patton		Automobile Dealers Assoc.	07/13/2007
818 Connecticut Avenue, NW,		5301 Wisconsin Avenue, NW,	
Suite 100		Suite 210	
Washington, DC 20006		Washington, DC	
		Automobile Dealers Issues	
LOBOOO071672	Douglass Patton	Thomson/Medstat	01/22/2007
Douglas Patton		777 East Eisenhower Parkway	07/13/2007
818 Connecticut Avenue, NW,		Ann Arbor, MI 48108	
Suite 100		Healthy & Technology Issues	
Washington, DC 20006			
LOBOOO071673	Douglass Patton	General Motors Corporation	01/22/2007
Douglas Patton		25 Massachusetts Avenue, NW,	07/13/2007
818 Connecticut Avenue, NW,		Ste. 400	
Suite 100		Washington, CA 20001	
Washington, DC 20006		Automobile Dealers Issues	
LOBOOO071674	Douglass Patton	Odyssey Cruises	01/22/2007
Douglas Patton		600 Water Street, SW	
818 Connecticut Avenue, NW,		Washington, DC 20024	
Suite 1100		Cruise line and land use issues	
Washington, DC 20006			
LOBOOO071699	Douglas Sloan	CVS/Caremark	06/01/2007
Douglas Sloan		1 CVS Drive	07/05/2007
7600 Georgia Avenue, NW		Woonsocket, RI 02895	
Washington, DC 20012		Pharmacy Issues	

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<i>City, State and Zip</i>		<i>Nature of Lobbying</i>	
LOBOOO071655 Douglass Sloan 7600 Georgia Avenue, NW Washington, DC 20012	Douglas Sloan	National Association of Chain Drug Stores 413 North Lee Street Alexandria, VA 22313 Healthcare Retail & Pharmacy	01/25/2007 07/05/2007
LOBOOO071444 Duncan Solutions Inc. 633 West Wisconsin Avenue Milwaukee, WI 53203	Ira Sockowitz Ron Given Barbara Boxer	Duncan Solutions Inc. 633 West Wisconsin Avenue Milwaukee, WI 53203 Parking Meters	01/18/2007 06/29/2007
LOBOOO071439 EDS Corporation 1331 Pennsylvania Avenue, NW, Ste. 1300N Washington, DC 20004	Diane Jermott	EDS Corporation 1331 Pennsylvania Avenue, NW, Ste. 1300N Washington, DC 20004 Information Technology	12/21/2006 07/10/2007
LOBOOO070204 Ellen Valentino-Benitez 12 Francis Street Annapolis, MD 21401	Ellen Valentino-Benitez	MD-DE-DC Soft Drink Assoc. 3 Church Circle, Suite 201 Annapolis, MD 21401 Issues affecting soft drink industry	01/09/2007 07/10/2007
LOBOOO071415 Ellen Valentino-Benitez 176A Main Street Annapolis, MD 21401	Ellen Valentino-Benitez	American Petroleum Institute 1220 L Street NW Washington, DC 20005 Petroleum Industry	01/09/2007 07/10/2007
LOBOOO071537 Ellen Valentino-Benitez 176A Main Street, Annapolis, MD 21401	None	MD/DE/DC Press Association 2191 Defense Highway, Suite 300 Crofton, MD 21114	01/09/2007 07/10/2007
LOBOOO070204 Ellen Valentino-Benitez 12 Francis Street Annapolis, MD 21401	Ellen Valentino-Benitez	MD-DE-DC Soft Drink Assoc. 3 Church Circle, Suite 201 Annapolis, MD 21401	01/09/2007 07/10/2007

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City, State and Zip		Nature of Lobbying	
LOBOOO071502 Enhanced Capital Partners, LLC 201 St. Charles Avenue, Suite 3700 New Orleans, LA 70170	The Kerry S. Pearson LLC	Enhanced Capital Partners 201 St. Charles Street, Suite 3700 New Orleans, LA 70170 Government Affairs Consulting	01/11/2007 07/09/2007
LOBOOO071327 Entertainment Software Association 317 Madison Avenue, 22nd Floor New York City, NY 10017	Max Brown	Entertainment Software Association 317 Madison Avenue, 22nd Flr. New York City, NY 10017 Anti-video game legislation	01/09/2007 07/06/2007
LOBOOO071523 Experian 1401 K Street, NW. Ste. 501 Washington, DC 20005	Murray L. Johnston II	Experian 1401 K Street, NW Ste. 501 Washington, DC 20005 Information Security and Credit Reporting	01/17/2007
LOBOOO071590 F. Davis Camalier Companies 1629 K. Street NW. Suite 501 Washington, DC 20006	Holland & Knight LLP/Norman M. G Steven E. Sher	F. Davis Camalier Companies 1629 K Street, NW Washington, DC 20006	01/19/2007
LOBOOO070740 Fannie Mae 3900 Wisconsin Ave. NW. Washington, DC 20016	Kenneth Brewer Charles H. Jones Daniel H. Mudd Robert Bozarth Richard Lawch Alvin Nichols Beverly Wilbourn Duncan, Duane Wilmot, David Cooke, Frederick Cory Alexander Robert Maloney	Fannie Mae 3900 Wisconsin Ave., NW Washington, DC 20016	01/10/2007 07/10/2007
LOBOOO070740 Fannie Mae 3900 Wisconsin Ave. NW. Washington, DC 20016	Kenneth Brewer Charles H. Jones Daniel H. Mudd Robert Bozarth Richard Lawch Alvin Nichols Beverly Wilbourn Duncan, Duane Wilmot, David Cooke, Frederick Cory Alexander Robert Maloney	Fannie Mae 3900 Wisconsin Ave., NW Washington, DC 20016 Mortgage finance industry	01/10/2007 07/10/2007

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City, State and Zip		Nature of Lobbying	
LOB000070740	Kenneth Brewer	Fannie Mae	01/10/2007
Fannie Mae	Charles H. Jones	3900 Wisconsin Ave., NW	07/10/2007
3900 Wisconsin Ave. NW.	Daniel H. Mudd	Washington, DC 20016	
Washington, DC 20016	Robert Bozarth	Mortgage finance industry	
	Richard Lawch		
	Alvin Nichols		
	Beverly Wilbourn		
	Duncan, Duane		
	Wilmot, David		
	Cooke, Frederick		
	Cory Alexander		
	Robert Maloney		
LOB000070740	Kenneth Brewer	Fannie Mae	01/10/2007
Fannie Mae	Charles H. Jones	3900 Wisconsin Ave., NW	07/10/2007
3900 Wisconsin Ave. NW.	Daniel H. Mudd	Washington, DC 20016	
Washington, DC 20016	Robert Bozarth	Mortgage Finance Industry	
	Richard Lawch		
	Alvin Nichols		
	Beverly Wilbourn		
	Duncan, Duane		
	Wilmot, David		
	Cooke, Frederick		
	Cory Alexander		
	Robert Maloney		
LOB000071650	Paul Pascal	Florida Avenue Market Merchants	11/02/2006
Florida Avenue Market Merchants		and Property Owners	07/10/2007
and Property Owners Association,		Association, Inc.	
Inc.		1008 Pennsylvania Avenue, SE	
1008 Pennsylvania Avenue, SE		Washington, DC	
Washington, DC 20003		Interests of property and	
LOB000071446	Jon Bouker	Forest City Enterprises	01/09/2007
Forest City Enterprises	Craig Engle	1615 L Street, NE, Suite 400	07/06/2007
1615 L Street, NW	Richard Newman	Washington, DC 20036	
Washington, DC 20036		Federal Center Project	
LOB000071586	Frank D. Boston	Miller Brewing Company	01/18/2007
Frank D. Boston		1355 Peachtree Street, NE, Suite	07/17/2007
169 Village SQ I		1250	
Baltimore, MD 21210		Atlanta, GA 30308	
		Manufacturer of Brewed	
		Beverages	
LOB000070098		Elevator Industry Work	01/09/2007
Frank D. Boston, III		Preservation	07/11/2007
169 Village Square I			
Baltimore, MD 21210		Elevator licensing Issues	

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<i>City, State and Zip</i>		<i>Nature of Lobbying</i>	
LOBOOO070481 Frank D. Boston, III Willage Square I, Suite 169 Baltimore, MD 21210	N/A	Phillip Morris Management Corp. 101 Constitution Avenue, NW, Suite 400 W Washington, DC 20001 Matters related to Brewed Beverages for Miller Brewing Co.	01/18/2007 07/10/2007
LOBOOO070082 Frank D. Boston, III Village Square One Suite 169 Baltimore, MD 21210	Frank D. Boston, III	Krafts Foods, Inc. P.O. Box 26603 Richmond, VA 23261 Food Issues	01/18/2007
LOBOOO071634 General Motors Corporation 25 Massachusetts Ave. Suite 400 Washington, DC 20001	Doug Patton, Patton & Co. LLC	General Motors Corporation 25 Massachusetts Avenue, NW, Ste. 400 Washington, DC 20001	01/10/2007 07/10/2007
LOBOOO071659 George C. Irving 12070 Dancliff Tr. Alpharetta, GA 30004	George Irving	Johnson & Johnson One Corporate New Brunswick, NJ 08898 Health Care, Taxation	01/16/2007 06/26/2007
LOBOOO071384 Georgetown University 37th & O Street, NW Washington, DC 20057	Stephen Kahn Eve Corbin	Georgetown University 37th & O Street, NW Washington, DC 20057 Bond Financing	01/09/2007 07/06/2007
LOBOOO071727 Georgia Avenue Investment Partners, LLC 1300 Piccard Drive, Suite 106 Rockville, MD 20850	John L. Ray, Manatt, Phelps & Phil Tina Ang, Manatt, Phelps & Phillips	Georgia Avenue Investments Partners, LLC 1300 Piccard Drive, Suite 106 Rockville, MD 20850	07/10/2007 07/10/2007
LOBOOO071624 Giant of Maryland LLC 8301 Professional Place, Suite 115 Landover, MD 20785	Barry F. Scher	Giant of Maryland LLC 8301 Professional Pl., Suite 115 Landover, MD 20785	01/09/2007 07/06/2007

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LOBOOO071749	Norman Glasgow, Holland & Knigh	Golden Rule Plaza, Inc.	07/23/2007
Golden Rule Plaza, Inc.		1100 New Jersey Avenue, NW	07/23/2007
1100 New Jersey Avenue, NW		Washington, DC 20001	
Washington, DC 20001		Tax Exemption Legislation	
LOBOOO071470	Craig Engle	Golf Course Specialists, Inc.	01/09/2007
Golf Course Specialists, Inc.		972 Ohio Drive, SW	07/06/2007
972 Ohio Drive, SW		Washington, DC 20024	
Washington, DC 20024		Management of Golf Course in DC	
LOBOOO071757	Paul Tummonds	Gould Property Company	07/10/2007
Gould Property Company		1725 DeSales Street, NW, #900	07/10/2007
1725 DeSales Street, NW, #900		Washington, DC 20036	
Washington, DC 20036		Real Estate	
LOBOOO070403	Machell Hamlin	Government Employees	12/28/2006
Government Employees		Insurance Company	06/27/2007
Insurance Company		One Geico Plaza	
1 Geico Plaza		Washington, DC 20076	
Washington, DC 20076		Larry Hinton	
LOBOOO071751	Abraham J. Greenstein, Esq.	Archstone-Smith Trust	07/24/2007
Greenstein DeLorme & Luchs, P.C.	Vincent Mark J. Policy, Esq.,	9200 E. Panorama Circle, Suite 4001	07/24/2007
1620 L. Street NW. Suite 900	Richard W. Luchs, Esq.	Englewood, CO 80112	
Washington, DC 20036		Legislation and rulemakings, primarily	
LOBOOO071431	Abraham Greenstein	Apartment and Office Building	01/11/2007
Greenstein DeLorme & Luchs, P.C.	Vincent Policy	Assoc. of Metro Wash.	07/24/2007
1620 L Street, NW	Richard Luchs	1050 17th Street, NW, Suite 300	
Washington, DC 20036		Washington, DC 20036	
		Real Estate	
LOBOOO071373	Max Brown	Bearing Point	01/10/2007
Group 360 LLC		1676 International Drive	07/10/2007
1528 32nd Street, NW		McLean, VA 22102	
Washington, DC 20007		Technology	

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LOBOOO071664	Max Brown	Public Consulting Group	01/10/2007
Group 360 LLC		919 18th Street, NW, Suit 450	07/10/2007
1528 32nd Street, NW		Washington, DC 20006	
Washington, DC 20007		Revenue Maximization/Medicaid	
LOBOOO070650	Brown, Max	The Forge Company	01/10/2007
Group 360, LLC		1050 Thomas Jefferson Street,	07/10/2007
1528 32nd Street, NW		NW, Ste. 100	
Washington, DC 20007		Washington, DC 20007	
LOBOOO070687	Brown, Max	ACS	01/10/2007
Group 360, LLC		1200 K Street, NW	07/10/2007
1528 32nd Street, NW		Washington, DC 20005	
Washington, DC 20007		ACS	
LOBOOO071349	Max Brown	Entertainment Software	01/10/2007
Group 360, LLC		Association	07/10/2007
1528 32nd Street, NW		317 Madison Avenue, 22nd Flr.	
Washington, DC 20007		New York, NY 10022	
		Advocate on software and	
		hardware	
LOBOOO070819	Brown, Max	PEPCO, Inc.	01/10/2007
Group 360, LLC		701 9th Street, NW	07/10/2007
1528 32nd Street, NW		Washington, DC 20068	
Washington, DC 20007		Utility business	
LOBOOO070441	Brown, Max	Medstar Health	01/10/2007
Group 360, LLC		5565 Sterrett Place	
1528 32nd Street, NW		Columbia, MD 21044	
Washington, DC 20007		Healthcare	
LOBOOO071153	McOwen, Wayne	Guard Financial Group	01/10/2007
Guard Financial Group		16 South River Street	07/10/2007
16 South River Street,		Wilkes-Barre, PA 18702	
Wilkes-Barre, PA 18702		Financial Services issues with	
		particular	

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LOBOOO071691	Dal Harper	Hoffman-Streuver Waterfront,	03/12/2007
Hoffman-Streuver Waterfront, LLC	David Carmen	LLC	07/10/2007
4725 Wisconsin Avenue, NW,		4725 Wisconsin Avenue, NW,	
Suite 200		Suite 200	
Washington, DC 20007		Washington, DC 20007	
		Real Estate Development	
LOBOOO071601	Roderic L. Woodson, Esq., Holland &	800 Water Street	01/19/2007
Holland & Knight LLP		800 Water Street SW.	07/23/2007
Roderic L. Woodson, Esq Holland		Washington, DC 20024	
& Knight LLP			
Washington, DC 20006			
LOBOOO071592	Norman M. Glasgow, Jr. Holland & K	Douglas Development	01/19/2007
Holland & Knight LLP	Steven E. Sher	702 H. Street NW. Suite 400	07/23/2007
2099 Pennsylvania Ave NW. Suite		Washington, DC 20001	
100			
Washington, DC 20006			
LOBOOO071473	Norman Glasgow	Steuart Investment Company	01/19/2007
Holland & Knight LLP	Christine M. Shiker	5454 Wisconsin Avenue, Suite	07/23/2007
2099 Pennsylvania Avenue, NW		1600	
Washington, DC 20006		Chevy Chase, MD 20815	
		Real Estate Development	
LOBOOO071613	Roderic L. Woodson, Esq., Holland &	O'Neil Development	01/19/2007
Holland & Knight LLP		11 Russell Avenue	
2099 Pennsylvania Ave NW		Gaithersburg, MD 20877	
Washington, DC 20006			
LOBOOO071617	Norman M. Glasgow, Jr., Holland &	Roadside Development, LLC.	01/19/2007
Holland & Knight LLP		1730 Rhode Island Ave. NW	07/23/2007
2099 Pennsylvania Ave NW		Suite 512	
Washington, DC 20006		Washington, DC 20036	
LOBOOO071602	Nor	699N Nominee, LLC	01/19/2007
Holland & Knight LLP	Norman M. Glasgow, Jr Holland & K	2701 Tower Oaks Boulevard,	
2099 Pennsylvania Ave NW		Suite 200	
Washington, DC 20006		Rockville, MD 20852	

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City, State and Zip		Nature of Lobbying	
LOBOOO071420	Douglass Patton	D.C. Economic Empowerment	01/19/2007
Holland & Knight LLP	Roderic Woodson	Coalition, Inc.	07/23/2007
2099 Pennsylvania Avenue, NW		P. O. Box 1278	
Washington, DC 20006		Sterling, VA 20167	
		Labor and employment matters	
LOBOOO071686	Roderic Woodson	Providence Hospital	04/16/2007
Holland & Knight LLP		1150 Varnum Street, NE	07/23/2007
2099 Pennsylvania Avenue, NW		Washington, DC 20017	
Washington, DC 20006		Health Care	
LOBOOO071750	Norman Glasgow, Holland & Knigh	Golden Rule Plaza, Inc.	07/23/2007
Holland & Knight LLP		1100 New Jersey Avenue, NW	07/23/2007
2099 Pennsylvania Avenue, NW,		Washington, DC 20001	
Suite 100		Affordable Housing	
Washington, DC			
LOBOOO071755	Christopher Collins	AAP, LLC	07/23/2007
Holland & Knight LLP		1160 Varnum Street, NE, Suite	07/23/2007
2099 Pennsylvania Avenue, NW,		208	
Suite 100		Washington, DC 20017	
Washington, DC 20006		Medical	
LOBOOO071595	Norman M. Glasgow, Jr., Holland & K	CASCO Second Street, L.L.C.	01/19/2007
Holland & Knight LLP		2701 Tower Oaks Boulevard,	
2099 Pennsylvania Ave NW		Suite 200	
Washington, DC 20006		Rockville, MD 20852	
LOBOOO071597	Roderic L. Woodson, Esq., Holland &	Building in Democracy c/o Brett	01/19/2007
Holland & Knight LLP		Mc Mahon, Miller and Long	
2099 Pennsylvania Ave NW		Construction Company	
Washington, DC 20006		4824 Rugby Avenue,	
		Bethesda, MD 20814	
LOBOOO070605	Douglas J. Patton	Washington Area New	01/19/2007
Holland & Knight LLP		Automobiles Dealers Association	
2099 Pennsylvania Ave. NW Suite		5301 Wisconsin Ave. NW. Suite	
100		210	
Washington, DC 20006		Washington, DC 20015	

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<i>Registrant Name</i>		<i>Address</i>	<i>July Date</i>
<i>Permanent Address</i>		<i>City, State and Zip</i>	
<i>City, State and Zip</i>		<i>Nature of Lobbying</i>	
LOB000071588 Holland & Knight LLP 2099 Pennsylvania Ave NW. Washington, DC 20006	Roderic L. Woodson, Esq., Holland &	Love 1350 Okie Street NE Washington, DC 20002	01/19/2007
LOB000071589 Holland & Knight LLP 2099 Pennsylvania Ave, NW Washington, DC 20006	Norman M. Glasgow, Jr., Holland &	F. Davis Camalier Companies 1629 K. Street NW. Suite 501, Washington, DC 20006	01/19/2007
LOB000071599 Holland & Knight LLP 2099 Pennsylvania Ave NW Washington, DC 20006	Norman M. Glasgow, Jr., Holland &	B.F. Saul Company 7501 Wisconsin Ave, Bethesda, MD 20814	01/19/2007
LOB000071620 Holland & Knight LLP 2099 Pennsylvania Ave NW Washington, DC 20006	Norman M. Glasgow, Jr., Holland & Steven E. Sher	SMC United Industrial L.P. 7220 Wisconsin Ave. Suite 210 Bethesda, MD 20814	01/19/2007
LOB000070606 Holland & Knight LLP 2099 Pennsylvania Ave NW. Suite 100 Washington, DC 20006	Woodson, Roderic	Miller & Long Concrete Construction Company 4824 Rugby Ave. Bethesda, MD 20814	01/19/2007
LOB000071335 Holland & Knight LLP 2099 Pennsylvania Avenue, NW Washington, DC 20006	Lloyd Jordan Extension Granted until 2/3/06	Pharmaceutical Research and Manufacturers of America (PhRMA) 1100 15th Street, NW Washington, DC 20005 Assistance with legislative activity	01/19/2007
LOB000071705 Holland & Knight LLP 2099 Pennsylvania Ave., NW Washington, DC 20006	Roderic L. Woodson	Willis Limited Partnership (Brendan O'Neil) 11 Russell Avenue Gaithersburg, MD 20877 Legislative	05/16/2007

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City, State and Zip		Nature of Lobbying	
LOBOOO071478 Holland & Knight LLP 2099 Pennsylvania Avenue, NW, Suite 100 Washington, DC 20006	Lloyd Jordan Norman Glasgow	Russett Development 9200 Rumsey Road, #200 Columbia, MD 21045 Land Development	01/25/2007
LOBOOO071687 Holland & Knight LLP 2099 Pennsylvania Avenue, NW, Suite 100 Washington, DC 20006	Roderic Woodson	O'Neill Development 11 Russell Avenue Gaithersburg, MD 20877 Land Development	04/16/2007
LOBOOO071754 Horning Brothers 1350 Connecticut Avenue, NW, #800 Washington, DC 20036	Paul Tummonds	Horning Brothers 2300 N Street, NW Washington, DC 20037 Real Estate	07/10/2007 07/10/2007
LOBOOO070733 Hotel Association of Washington, D.C., Inc. 1201 New York Avenue, NW, Ste 601 Washington, DC 20005	Emily Durso Wilmot, David	Hotel Association of Washington, DC, Inc. 1201 New York Avenue, NW, Ste. 601 Washington, DC 20005 Hotel Industry	01/18/2007 07/02/2007
LOBOOO071573 Integration Technologies Group, Inc. 2745 Hartland Road, Falls Church, VA 22043	Jon Bouker, Arent Fox LLP	Integration Technologies Group, Inc. 2745 Hartland Road, Falls Church, VA 22043 Technology Solutions	01/09/2007 07/06/2007
LOBOOO071709 Intrado Inc. 1601 Dry Creek Road Longmont, CO 80503	Mark Holman	Intrado, Inc. 1601 Dry Creek Road Longmont, CO 80503 Telecommunications & Emergency Notification Systems	02/02/2007 07/11/2007
LOBOOO070731 James E. Nathanson 1625 16th Street, NW, #501 Washington, DC 20009	Nathanson, James	D.C. Legal 1100 Connecticut Avenue, NW, #800 Washington, DC 20036	01/08/2007 07/11/2007

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City, State and Zip		Nature of Lobbying	
LOBOOO071696 Janene D. Jackson 2114 Rand Place, NE Washington, DC 20002	Janene Jackson	Janene D. Jackson 2114 Rand Place, NE Washington, DC 20002 Legislative and regulatory matters	05/15/2007
LOBOOO071741 Jocelyn Rogers 4301 North Fairfax Drive Arlington, VA 22203	Jocelyn Rogers	Jocelyn Rogers 910 Maryland Avenue, NE Washington, DC 20002 Public Health Initiatives	06/27/2007
LOBOOO071416 Julyan & Julyan Ltd. 666 Eleventh Street, NW, #655 Washington, DC 20001	David Julyan	MedStar Health 5565 Sterrett Place, 5th Floor Columbia, MD 21044 Healthcare, medicaid	01/11/2007 07/11/2007
LOBOOO071414 Julyan & Julyan Ltd. 666 Eleventh Street, NW, #655 Washington, DC 2001	David Julyan	Washington Parking Association 666 11th Street, NW, Suite 300 Washington, DC 20001 Parking Operators	01/11/2007 07/11/2007
LOBOOO071437 K Street Developers LLC 2701 Tower Oaks Blvd, Suite 200 Rockville, MD 20852	John Ray Tina Ang	K Street Developers LLC 2701 Tower Oaks Blvd- Suite Rockville, MD 20852 Alley Closing	01/19/2007 07/10/2007
LOBOOO070766 Kaiser Foundation Health Plan of the Mid -Atlantic States, Inc. 2101 East Jefferson St. Rockville, MD 20852	Thompson, Gail	Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc. 2101 East Jefferson Street Rockville, MD 20852	01/04/2007 07/02/2007
LOBOOO071677 Kelvin J. Robinson 1606 A Street NE Washington, DC 20002		CJ Healthcare Ventures, LLC 7900 Old Branch Ave, Suite 210 Clinton, MD 20735	01/10/2007 06/28/2007

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City, State and Zip		Nature of Lobbying	
LOBOOO070054	Mary Eva Candon	Kraft Foods Global, Inc. by its	01/10/2007
Kraft Foods Global, Inc. by its	Dan Colegrove	service Corp. Altria	07/10/2007
service Corp. Altria	Frank D. Boston	101 Constitution Avenue, NW,	
101 Constitution Avenue, NW,		Suite 400-W	
#400-W		Washington, DC 20001	
Washington, DC 20001		Matters related to packaged food	
LOBOOO070849	Kline, Andrew	Restaurant Association of	02/21/2007
Law Office of Andrew J. Kline		Metropolitan Wash.	07/13/2007
1225 19th Street NW Ste. 320		1200 17th Street NW. Ste 110	
Washington, DC 20036		Washington, DC 20036	
LOBOOO071404	Andrew Kline	Giant of Maryland, LLC	02/21/2007
Law Office of Andrew J. Kline		6300 Sheriff Road	07/13/2007
1225 19th Street, NW, Suite 320		Landover, MD 20735	
Washington, DC 20036		Re: Alcohol License	
LOBOOO071405	Andrew Kline	Whole Foods Market Group, Inc.	02/21/2007
Law Office of Andrew J. Kline		6015 Executive Blvd	07/13/2007
1225 19th Street, NW, Suite 320		Rockville, MD 20852	
Washington, DC 20036		Re: Alcohol License	
LOBOOO071694	L. Charles Landgraf	Capitol Paving of D.C. Inc.	05/14/2007
LeBoeuf, Lamb, Greene &		2211 Channing Street, NE	07/10/2007
MacRae, LLP		Washington, DC 20018	
1101 New York Avenue, NW, Suite		Business Issues	
1100			
Washington, DC 20005			
LOBOOO071700	Bruce Eskowitz	Live Nation, d/b/a/ House of	06/15/2007
Live Nation, d/b/a House of Blues	Aidan Scully	Blues Entertainment Inc.	
Entertainment Inc.		9348 Civic Center Drive	
9348 Civic Center Drive		Beverly Hills, CA 90210	
Beverly Hills, CA 90210		Real Estate Matters	
LOBOOO070415		Lloyd N. Moore, Jr.	01/18/2007
Lloyd N. Moore, Jr.		P.O. Box 18921	
P.O.Box 18921		Washington, DC 20036	
Washington, DC 20036		Energy, Telecommunications,	
		General Legislative	

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LOBOOO071494 Local 36, Int'l Association of Firefighters 2120 Bladensburg Road, NE Washington, DC 20018	Betty Ann Kane	Local 36 Int'l Association of Firefighters 2120 Bladensburg Road, NE, Suite 210 Washington, DC 20018 Retirement Purposes	01/10/2007
LOBOOO071666 Lowe Enterprises 1101 Connecticut Avenue, NW, #250 Washington, DC 20036	Allison Prince	Lowe Enterprises 2300 N Street, NW Washington, DC 20037 Inclusionary Zoning	01/10/2007 07/10/2007
LOBOOO071466 Lowe Enterprises Real Estate Group-East Inc. 11777 San Vincente Blvd-Suite 900 Los Angeles, CA 90049	John Ray, Manatt, Phelps & Phillips Tina Ang, Manatt, Phelps & Phillips	Lowe Enterprises Real Estate Group-East Inc. 11777 San Vincente Blvd, Suite 900 Los Angeles, CA 90049	01/10/2007
LOBOOO071546 Major Medicaid Hospital Coalition 111 Michigan Ave., NW Washington, DC 20001	Carmen Group, Inc. (John Ladd) Carmen Group, Inc. (David Carmen)	Major Medicaid Hospital Coalition 111 Michigan Ave., NW Washington, DC 20001 Medicaid	01/12/2007 07/10/2007
LOBOOO071644 Manatt, Phelps & Phillips 700 12th Street NW Washington, DC 20005	John Ray, Manatt, Phelps & Phillips Tina Ang, Manatt, Phelps & Phillips	D.C. Chartered Health Plan, Inc. 1025 15th Street NW Washington, DC 20005	01/10/2007 07/10/2007
LOBOOO071522 Manatt, Phelps & Phillips 700 12th Street, NW - Suite 1100 Washington, DC 20005	John Ray (Manatt, Phelps & Philli Tina Ang (Manatt, Phelps & Phillips	Capper Carrollsburg Venture, LLC 8403 Colesville Road, Suite 400 Silver Spring, MD 20910 Real Estate Developer	01/10/2007
LOBOOO070615 Manatt, Phelps & Phillips 1501 M Street, NW Washington, DC 20005	Ray, John Ang, Tina	Thompson, Cobb, Bazilio & Associates 1101 15th Street, NW Washington, DC 20005	01/10/2007 07/10/2007

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<i>City, State and Zip</i>		<i>Nature of Lobbying</i>	
LOB000071353 Manatt, Phelps & Phillips 700 12th Street, NW Washington, DC 20005	John Ray Tina Ang	DAG Petroleum Suppliers, Inc. 6820 Commercial Drive Springfield, VA 22041 Amoco's divested assets	01/10/2006 07/10/2007
LOB000071609 Manatt, Phelps & Phillips 700 12th Street NW Washington, DC 20005	John L. Ray Tina Ang	CJ Healthcare Ventures, LLC 7900 Old Branch Avenue - Unite 210 Clinton, MD 20735 Purchase of Greater Southeast Community Hospital	11/08/2006 07/10/2007
LOB000071631 Manatt, Phelps & Phillips 700 12th Street, NW Washington, DC 20005	John Ray Tina Ang	Rhode Island Avenue Metro, LLC 8403 Colesville Road , Suite 400 Silver Spring, MD 20910	12/15/2006 07/10/2007
LOB000071225 Manatt, Phelps & Phillips 700 12th Street NW. Suite 1100 Washington, DC 20005	John L. Ray, Manatt, Phelps & Phil Tina Ang, Manatt, Phelps & Phillips	Sam Wang Produce, Inc. 300 Morse Street NE. Washington, DC 20002	01/10/2007 07/10/2007
LOB000071745 Manatt, Phelps & Phillips, LLP 700 12th Street NW Suite 1100 Washington, DC 20005	John L. Ray, Manatt, Phelps & Phil Tina Ang, Manatt, Phelps & Phillips	Georgia Ave Investments Partners, LLC 1300 Piccard Dr. Suite 106 Rockville, MD 20850	07/10/2007 07/10/2006
LOB000071759 Manatt, Phelps & Phillips, LLP 700 12th Street, NW Washington, DC 20005	John Ray Tina Ang	Perseus FLGA, LLC 2099 Pennsylvania Avenue, NW Washington, DC 20006 Real Estate Developer	07/10/2007 07/10/2007
LOB000071714 Martin Guy Rohling 1911 North Fort Myer Drive, Suite 707 Arlington, VA 22209	Martin Rohling	CVS/Pharmacy One CVS Drive Woonscoket, RI 02895 Pharmacy Issues	02/08/2007 07/10/2007

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City, State and Zip		Nature of Lobbying	
LOB000071675 Maureen E. Dwyer, Pillsbury Winthrop Shaw Pittman, LLP 2300 N. Street NW Washington, DC 20037	N/A	George Washington University 2100 Pennsylvania Ave NW. #525 Washington, DC 20052	01/10/2007 07/10/2007
LOB000070737 McGlinchey Stafford, PLLC One American Place, 9th Floor Baton Rouge, LA 70825	Harkins, Deborah Ronnie L. Johnson	Community Loans of America, Inc. 8601 Dunwoody Place, Ste. 406 Atlanta, GA 30350 Lending Law	01/05/2007
LOB000071401 MD- National Capital BIA 1738 Elton Road, Suite 200 Silver Spring, MD 20903	Laura Yaffe	MD- National Capital BIA 1738 Elton Road, Suite 200 Silver Spring, MD 20903 Zoning	04/02/2007 07/17/2007
LOB000071239 Medco Health Solutions, Inc. 15811 Glacier Court N. Potomac, MD 20878	Claudia Tucker	Medco Health Solutions, Inc. 19520 Yellow Wing Court Colorado Springs, CO 80908 Pharmacy and health care issues	03/14/2007 07/10/2007
LOB000070732 Medical Society of DC 2175 K Street, NW, Ste. 200 Washington, DC 20037	Shanbacker, K. Edward	Medical Society of DC 2175 K Street, NW, Suite 200 Washington, DC 20037	01/05/2007 07/09/2007
LOB000071501 Medstar Health 5565 Sterrett Place, 5th Fl Columbia, MD 21044	Carmen Group, Inc. Group 360 Julyan & Julyan	Medstar Health 5565 Sterrett Place, 5th Floor Columbia, MD 21044 Health Care	03/21/2007 07/12/2007
LOB000071506 Metropolitan Wash. Airport Auth. 1 Aviation Circle Washington, DC 20001	Michael Cooper	Metropolitan Wash. Airport Auth. 1 Aviation Circle Washington, DC 20001 Airports and Airports Operations-Dulles/Reagan Natl.	07/09/2007 07/10/2007

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LOB000071643	Douglas J. Patton	Miller & Long	01/16/2007
Miller & Long		4824 Rugby Ave	07/12/2007
4824 Rugby Avenue,		Bethesda, MD 20814	
Bethesda, MD 20814			
LOB000071564	Roderic Woodson	Holland and Knight LLP	01/19/2007
Miller and Long Construction		2099 Pennsylvania Avenue, NW	
Company		Washington, DC 20006	
4824 Rugby Avenue		Labor and employment matters	
Bethesda, MD 20814			
LOB000070392	Boston, Frank	Miller Brewing Company	12/20/2006
Miller Brewing Company		3939 West Highland Blvd.,	07/10/2007
3939 West Highland Blvd. ,		Milwaukee, WI 53208	
Milwaukee, WI 53208		Domestic Breweries and beer	
LOB000071587	Holland & Knight LLP/Norman M. G	Mount Horeb Baptist Church	01/19/2007
Mount Horeb Baptist Church		2914 Bladensburg Road, NE	
2914 Bladensburg Road, NE		Washington, DC 20018	
Washington, DC 20018			
LOB000071606	Norman M. Glasgow, Jr., Holland &	MR Ballpark 5 LLC, MR N Street,	01/19/2007
MR Ballpark 5 LLC, MR N Street	Christy M. Shiker, Holland & Knight L	SE, LLC MR Ballpark 3 LLC c/o	
SE LLC, & MR Ballpark 3 LLC c/o		Monument Realty	
Monument Realty		1155 Connecticut Avenue, NW	
1155 Connecticut Ave NW, 7th		Washington, DC 20036	
Floor			
LOB000071570		Comcast Cable	01/16/2007
N. William Jarvis		Communications c/o Kathy	07/10/2007
2600 Virginia Ave., NW, Suite 701		Hollinger	
Washington, DC 20037		900 Michigan Ave., NE	
		Washington, DC 20017	
		Comcast	
LOB000071658	Douglas Sloan	National Assoc. of Chain Drug	01/25/2007
National Assoc. of Chain Drug		Stores	07/09/2007
Stores		413 North Lee Street	
413 North Lee Street		Alexandria, VA 22313	
Alexandria, GA 22313		Healthcare Retail & Pharmacy	
		Issues	

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City, State and Zip		Nature of Lobbying	
LOBOOO071702 National Building Museum 401 F Street, NW Washington, DC 20001		National Building Museum 401 F Street, NW Washington, DC 20001 Youth Education Programs	06/14/2007
LOBOOO070921 National Paint & Coatings Association 1500 Rhode Island Ave. NW. Washington, DC 20005	Hall, William McMickle, John	National Paint & Coatings Association 1500 Rhode Island Avenue, NW Washington, DC 20005	01/10/2007 07/10/2007
LOBOOO071712 Nat'l Ass'n of Professional Employer Organizations 901 N. Pitt Street, Ste 150 Alexandria, VA 22314	Adam S. Peer	Nat'l Ass'n of Professional Employer Organizations 901 N. Pitt Street Ste 150 Alexandria, VA 22314 Legislation B17-0197 "Paid sick and Safe Days Act of 2007"	07/13/2007 07/30/2007
LOBOOO071580 Neighborhood Development Company 4110 Kansas Ave. NW Washington, DC 20011	Allison C. Prince, Pillsbury Winthrop S Jeffrey C. Utz, Pillsbury Winthrop Sha John T. Epting, Pillsbury Winthrop S	Neighborhood Development Company 4110 Kansas Avenue, NW Washington, DC 20011 Regardint Tax Exemption	01/10/2007
LOBOOO071580 Neighborhood Development Company 4110 Kansas Ave. NW Washington, DC 20011	Allison C. Prince, Pillsbury Winthrop S Jeffrey C. Utz, Pillsbury Winthrop Sha John T. Epting, Pillsbury Winthrop S	Neighborhood Development Company 4110 Kansas Avenue, NW Washington, DC 20011	01/10/2007
LOBOOO071668 Oldaker, Biden & Belair 818 Connecticut Avenue, NW, Suite 100 Washington, DC 20006	Douglass Patton	Premier Chemicals 300 Barr Harbor Drive, Suite 250 West Conshohocken, PA 19428 Water Pollution	01/22/2007
LOBOOO071710 Oldaker, Biden & Belair, LLP 818 Connecticut Ave NW. Suite 1100 Washington, DC 20006	Douglas J. Patton	PPS (Private/Public Solutions LLC) 499 S. Capitol Street SW. Suite 600 Washington, DC 20003 Security (Private) Firms	07/13/2007

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LOBOOO071711 Oldaker, Biden & Belair, LLP 818 Connecticut Ave NW. Suite 1100 Washington, DC 20006	Douglas J. Patton	Hawthorn Group 1199 North Fairfax St. Suite 1000 Alexandria, VA 22314 Life Settlement	07/13/2007
LOBOOO071614 O'Neil Development 11 Russell Avenue Gaithersburg, MD 20877	Roderic L. Woodson, Esq.,Holland &	N/A	01/19/2007
LOBOOO071496 Parkeon, Inc. 40 Twosome Drive Moorestown, NJ 08057	The Kerry S. Pearson LLC	Parkeon, Inc. 40 Twosome Drive Moorestown, NJ 08057 General Business	01/17/2007 07/11/2007
LOBOOO070892 Pascal & Weiss P.C. 1008 Pennsylvania Avenue, SE Washington, DC 20003	Pascal, Paul	DC Association of Beverage Alcohol Wholesalers 1008 Pennsylvania Avenue, SE Washington, DC 20003	01/08/2007 07/10/2007
LOBOOO071701 Patton Boggs LLP 2550 M Street, NW Washington, DC 20037	Edward Newberry Nicole Nice	National Building Museum 401 F Street, NW Washington, DC 20001 Youth Education Programs	06/14/2007 07/11/2007
LOBOOO070448 Pepco Energy Services 1300 North 17th St., NW. Suite 1600 Arlington, VA 22209	Thomas Graham	Pepco Energy Services 1300 North 17th Street, NW, Suite 1600 Arlington, VA 22209	01/09/2007 07/06/2007
LOBOOO070511 PEPCO Holdings, Inc. 701 Ninth Street, NW Washington, DC 20068	Perry, Beverly	PEPCO Holdings, Inc.	01/09/2007 07/06/2007

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City, State and Zip		Nature of Lobbying	
LOBOOO071746	John L. Ray, Manatt, Phelps & Phil	Perseus FLGA, LLC	07/10/2007
Perseus FLGA, LLC	Tina Ang, Manatt, Phelps & Phillips	2099 Pennsylvania Avenue, NW	07/10/2007
2099 Pennsylvania Ave NW Suite 975		Washington, DC 20006	
Washington, DC 20006			
LOBOOO071283	David Wilmot	Pfizer, Inc.	01/16/2007
Pfizer, Inc.	Ron Roberts	201 Tabor Road, Building 66/2	07/10/2007
201 Tabor Road, Bldg 66/2		Morris Plains, NJ 07950	
Morris Plains, NJ 07950		Pharmaceutical & health issues	
LOBOOO070945	Ofield Dukes	Pharmaceutical Research & Manufacturers of America	05/10/2007
Pharmaceutical Research & Manufacturers of America (PhRMA)	Matthew Van Hook	(PhRMA)	07/09/2007
950 F Street NW Suite 300	Harmon, Wilmot & Brown	950 F Street NW Suite 300	
Washington, DC 20004	John O'Connor	Washington, DC 20004	
	Ivan Walks		
LOBOOO071347	John Rainey	Philp Morris USA Inc., by Altria	01/10/2007
Philip Morris USA Inc. by Altria	Frank D. Boston	Corporate Services, Inc.	07/10/2007
Corporate Services, Inc.	Mary Eva Candon	101 Constitution Avenue, NW,	
101 Constitution Avenue, NW, Suite 400W		Suite 400-W	
Washington, DC 20001		Washington, DC 20001	
		Matters related to tobacco	
LOBOOO071584	Lawrence Mirel	Physician Insurer's Association	12/20/2006
Physician Insurers Association		2275 Research Boulevard Suite 250	
2275 Research Blvd, Suite 250		Rockville, MD 20850	
Rockville, MD 20850		Malpractice Insurance	
LOBOOO071667		Lowe Enterprises	01/10/2007
Pillsbury Winthrop Shaw Pittman		1101 Connecticut Avenue, NW,	07/10/2007
2300 N Street, NW		#250	
Washington, DC 20037		Washington, DC 20036	
		Inclusionary Zoning Legislation	
LOBOOO071758	Paul Tummonds	Gould Property Company	07/10/2007
Pillsbury Winthrop Shaw Pittman, LLP		1725 DeSales Street, NW, #900	07/10/2007
2300 N Street, NW		Washington, DC 20036	
Washington, DC 2037		Real Estate	

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City, State and Zip		Nature of Lobbying	
LOBOOO071753 Pillsbury Winthrop Shaw Pittman, LLP 2300 N Street, NW Washington, DC 20037		Horning Brothers 1350 Connecticut Avenue, NW, #800 Washington, DC 20036 Real Estate	07/10/2007 07/10/2007
LOBOOO071616 PN Hoffman, Inc. 4725 Wisconsin Ave NW, Suite 200 Washington, DC 20016	Norman Glasgow Christy Shiker	PN Hoffman, Inc. 4725 Wisconsin Avenue, NW, Suite 200 Washington, DC 20016	01/19/2007
LOBOOO070449 Potomac Electric Power Company 701 Ninth St. NW. Washington, DC 20068	Thomas Graham	Potomac Electric Power Company 701 Ninth Street, NW Washington, DC 20068	01/09/2007 07/06/2007
LOBOOO071538 Premier Yachts d/db/a Odyssey Cruises 600 Water Street, SW Washington, DC 20024	Douglas Patton	Premier Yachts d/db/a Odyssey Cruises 600 Water Street, SW Washington, DC 20024 Tax Issues in DC	01/16/2007
LOBOOO070944 Progressive Insurance 200 Westgate Parkway, Ste 300 Richmond, VA 23233	Rebecca King	Progressive Insurance 200 Westgate Parkway Suite 300 Richmond, VA 23233	01/08/2007 06/25/2007
LOBOOO070783 Property Casualty Insurers Association of America 190 Duke of Gloucester St. Annapolis, MD 21401	Doyle, Leo	Property Casualty Insurance Association of America (PCI formerly NAII) 2600 River Rd. Des Plaines, IL 60018	01/10/2007 07/11/2007
LOBOOO071550 Resilient Floor Covering Institutue 401 E. Jefferson Street, Suite 102 Rockville, MD 20850	Winston & Strawn, LLP (William N. H	Resilient Floor Covering Institutè 401 E. Jefferson Street, Suite 102 Rockville, MD 20850 D.C. Green Building Act Legislation	01/10/2007 07/10/2007

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City, State and Zip		Nature of Lobbying	
LOB000070850 Restaurant Association of Metropolitan Wash, Inc. 1200 17th Street NW. Ste 110 Washington, DC 20036	Lynne Breaux Andrew Kline	Restaurant Association of Metropolitan Washington, Inc. 1200 17th Street, NW. Ste. 110 Washington, DC 20036	01/12/2007
LOB000071626 Rhode Island Avenue Metro, LLC 8403 Colesville Rd-Suite 400 Silver Spring, MD 20910	John Ray, Manatt, Phelps & Phillips Tina Ang, Manatt, Phelps & Phillips	Rhode Island Avenue Metro, LLC 8403 Colesville Road , Suite 400 Silver Spring, MD 20910 Metro Development	01/10/2007 07/10/2007
LOB000071583 Rhode Island Avenue Metro, LLC 8403 Colesville Road, Suite 400 Silver Spring, MD 20910	John Ray Tina Ang	Rhode Island Avenue Metro, LLC 8403 Colesville Road , Suite 400 Silver Spring, MD 20910 Development	12/19/2006
LOB000071626 Rhode Island Avenue Metro, LLC 8403 Colesville Rd-Suite 400 Silver Spring, MD 20910	John Ray, Manatt, Phelps & Phillips Tina Ang, Manatt, Phelps & Phillips	Rhode Island Avenue Metro, LLC 8403 Colesville Road , Suite 400 Silver Spring, MD 20910	01/10/2007 07/10/2007
LOB000071559 Richard Cohen 7811 Montrose Road, Suite 500 Potomac, MD 20854	Norman Glasgow	Richard Cohen 7811 Montrose Road, Suite 500 Potomac, MD 20854 Alley Closing Legislation	01/19/2007
LOB000071618 Roadside Development, LLC 1730 Rhode Island Ave NW. Suite 512 Washington, DC 20036	Holland & Knight LLP Norman M. Glasgow, Jr	Roadside Development, LLC 1730 Rhode Island Avenue, NW, Ste. 512 Washington, DC 20036	01/19/2007
LOB000071479 Russett Development 9200 Rumsey Road, #200 Columbia, MD 21045	Lloyd Jordan Norman Glasgow	Holland and Knight LLP 2099 Pennsylvania Avenue, NW Washington, DC 20006 Land Development	01/25/2006

Lobbyist ID	Lobbyist Name	Compensating Registrant	Registrant Date
Registrant Name		Address	July Date
Permanent Address		City, State and Zip	
City, State and Zip		Nature of Lobbying	
LOBOOO071571	Sean Glynn, Arent Fox LLP	St. Albans School	01/09/2007
St. Albans School	Elizabeth Pierce, Arent Fox LLP	Mount Saint Alban, NW	07/06/2007
Mount Saint Alban, NW		Washington, DC 20016	
Washington, DC 20016			
LOBOOO071732	Sean Glynn, Arent Fox, LLP	St. Pauls Episcopal Church/Rock	07/06/2007
St. Paul's Episcopal Church Rock		Creek Cemetery	
Creek Cemetery		Rock Creek Church Rd &	
Rock Creek Church Road		Webster St, NW	
Washington, DC 20011		Washington, DC 20011	
		Seeking bond approval	
LOBOOO071558	Norman Glasgow	Steuart Investment Company	01/19/2007
Steuart Investment Company		5454 Wisconsin Avenue, Suite	07/23/2007
5454 Wisconsin Avenue, Suite		1600	
1600		Chevy Chase, MD 20815	
Chevy Chase, MD 20815		Alley Closing	
LOBOOO070771	Wilmot, David	Teachers Insurance and Annuity	01/10/2007
Teachers Insurance and Annuity		Association College Retirement	07/10/2007
Association College Retirement		Equities Fund (TIAA-CREF)	
Equities Fund(TIAA-CREF)		730 Third Avenue	
Office of Government		New York, NY 10017	
Affairs/Relations, 730 Third Ave,			
LOBOOO070778	Wilmot, David	The District of Columbia	01/10/2007
The District of Columbia	Bagwell, Andrea	Association of Health Maint.	07/10/2007
Association of Health Maint.		Organizations (DCHMO)	
Organizations(DCHMO)		1010 Vermont Ave. NW. Ste. 810	
1010 Vermont Ave. NW. Ste 810		Washington, DC 20005	
Washington, DC 20005			
LOBOOO071738	Craig Engle, Arent Fox, LLP	The Examiner	07/06/2007
The Examiner	David Adkins, Arent Fox, LLP	1015 15th Street, NW	07/06/2007
1015 15th Street, NW		Washington, DC 20005	
Washington, DC 20005		Advertising	
LOBOOO070487	Demczuk, Bernard	The George Washington	01/10/2007
The George Washington	Charles Barber	University	07/10/2007
University		2121 Eye Street, NW	
2121 Eye St., NW		Washington, DC 20052	
Washington, DC 20052		University Relations	

Lobbyist ID	Lobbyist Name	Compensating Registrant	Registrant Date
Registrant Name		Address	July Date
Permanent Address		City, State and Zip	
City, State and Zip		Nature of Lobbying	
LOBOOO071630 The Lawrence Ruben Company 600 Madison Ave. New York, NY 10022	Holland & Knight LLP/Norman M. G Steven E. Sher, Holland & Knight LL	N/A	01/19/2007
LOBOOO071720 The Methodist Home of D.C. 4901 Connecticut Avenue, NW Washington, DC 20008	Sean Glynn, Arent Fox, LLP Patrick Neal, Arent Fox LLP	The Methodist Home of D.C. 4901 Connecticut Avenue, NW Washington, DC 20036 Authorization of bond financing	05/04/2007 07/06/2007
LOBOOO071045 The National Council to Prevent Delinquency P.O. Box 2975 Annapolis, MD 21404	Hall, William McMickle, John	The National Council to Prevent Delinquency P.O. Box 2975 Annapolis, MD 21404 D.C. Graffiti Legislation	01/10/2007 07/10/2007
LOBOOO071724 The Shakespeare Theatre 516 8th Street, SE Washington, DC 20003	Richard Newman, Arent Fox LLP Jon Bouker, Arent Fox LLP	The Shakespeare Theatre 516 8th Street, SE Washington, DC 20003 Seeking Loan Approval	01/09/2007 07/06/2007
LOBOOO070437 The TAC Companies, LLC 900 Second Street, NE. Suite 117 Washington, DC 20002	Adolph, Ronald	Waste Management of MD, Inc. 4900 Beach Place Temple Hills, MD 20748	01/09/2007 07/11/2007
LOBOOO070437 The TAC Companies, LLC 900 Second Street, NE. Suite 117 Washington, DC 20002	Adolph, Ronald	Waste Management of MD, Inc. 4900 Beach Place Temple Hills, MD 20748	01/09/2007 07/11/2007
LOBOOO070437 The TAC Companies, LLC 900 Second Street, NE. Suite 117 Washington, DC 20002	Adolph, Ronald	Waste Management of MD, Inc. 4900 Beach Place Temple Hills, MD 20748 Waste transfer	01/09/2007 07/11/2007

<i>Lobbyist ID</i>	<i>Lobbyist Name</i>	<i>Compensating Registrant</i>	<i>Registrant Date</i>
<i>Registrant Name</i>		<i>Address</i>	<i>July Date</i>
<i>Permanent Address</i>		<i>City, State and Zip</i>	
<i>City, State and Zip</i>		<i>Nature of Lobbying</i>	
LOBOOO071641 The Washington Humane Society 7319 Georgia Ave. NW Washington, DC 20012	Sean Glynn, Arent Fox LLP Patrick Neal, Arent Fox LLP	The Washington Humane Society 7319 Georgia Avenue, NW Washington, DC 20012	01/09/2007 07/06/2007
LOBOOO071260 The Washington Post 1150 15th Street, NW Washington, DC 20071	Lieberman, Eric	The Washington Post 1150 15th Street, NW Washington, DC 20071 Newspaper business	07/10/2007 07/10/2007
LOBOOO071575 Theater Alliance of Washington DC 1333 H. Street NE Washington, DC 20002	Jon Bouker, Arent Fox LLP	Theater Alliance of Washington DC 1333 H Street, NW Washington, DC 20002	01/09/2007 07/06/2007
LOBOOO071642 Thomson/Medstat 777 East Eisenhower Parkway Ann Arbor, MI 48108	Douglas J. Patton	Thomson/Medstat 777 East Eisenhower Parkway Ann Arbor, MI 48108	01/16/2007
LOBOOO071744 Tonic at Quigley's LLC 2036 G Street, NW Washington, DC 20052	Claire Bloch	Tonic at Quigley's LLC 2036 G Street, NW Washington, DC Liquor License	07/03/2007 07/03/2007
LOBOOO071356 Trammell and Company 1220 19th Street, NW, #804 Washington, DC 20036	Jeff Trammell Jason Eberstein	CareFirst/GHMSI 840 First Street, NE Washington, DC 20065 Health Issues	01/12/2007 07/09/2007
LOBOOO070134 Tregaron Limited Partnership 100 Ring Road West, #208 Garden City, NY 11530	George Covucci David Goldblatt Cynthia Giordano	Tregaron Limited Partnership 100 Ring Road West, #308 Garden City, NY 11530 Real Estate matters re: the Tregaron Estate	01/10/2007 07/10/2007

Lobbyist ID	Lobbyist Name	Compensating Registrant	Registrant Date
Registrant Name		Address	July Date
Permanent Address		City, State and Zip	
City, State and Zip		Nature of Lobbying	
LOBOOO070875 U.S. Jails & Prisons Forum 77 Elmira Street SW. Washington, DC 20032	Jones, Melvin	U.S. Jails & Prisons Forum 77 Elmira Street SW. Washington, DC 20032	01/10/2007
LOBOOO070462 USAA 1900 Campus Commons Drive, Suite 125 Reston, VA 20191	Donna Leaman	USAA Insurance and Financial Services matter	01/10/2007 07/10/2006
LOBOOO071430 Wal-Mart Stores, Inc. 702 S.W. 8th Street M.W. 215 Bentonville, AR 72716	David Wilmot Andrea Bagwell Rhoda Washington	Wal-Mart Stores, Inc. 702 S.W. 8th Street, M.W. 215 Bentonville, AR 72716 Retail Industries	03/07/2007 07/10/2007
LOBOOO071560 Washington Area New Automobile Dealers Assoc. 5301 Wisconsin Avenue, NW, Suite 210 Washingto, DC 20015	Douglass Patton	Washington Area New Automobile Dealers Assoc. 5301 Wisconsin Avenue, NW, Suite 210 Washington, DC 20015 Car Licensing and title issues	01/19/2007 07/09/2007
LOBOOO070767 Washington DC Association of Realtors 8757 Georgia Avenue, Suite 600 Silver Spring, MD 20910	Edward R. Krauze	Washington DC Association of Realtors 8757 Georgia Ave., Suite 600 Silver Spring, MD 20910	07/10/2007 07/10/2007
LOBOOO070148 Washington Drama Society, Inc. 1101 6th Street, SW Washington, DC 20024	Richard Newman Jon Bouker	Washington Drama Society, Inc. 1101 6th Street, SW Washington, DC 20024 Enactment of financing legislation	01/09/2007 07/06/2007
LOBOOO071313 Washington Free Clinic 1525 Newton Street, NW Washington, DC 20036	Jon Bouker	Washington Free Clinic 1525 Newton Street, NW Washington, DC 20036 Secure funding for a clinic	01/09/2007 07/06/2007

<i>Lobbyist ID</i>	<i>Lobbyist Name</i>	<i>Compensating Registrant</i>	<i>Registrant Date</i>
<i>Registrant Name</i>		<i>Address</i>	<i>July Date</i>
<i>Permanent Address</i>		<i>City, State and Zip</i>	
<i>City, State and Zip</i>		<i>Nature of Lobbying</i>	
LOB000071565	William N. Hall	Resilient Floor Covering Institute	11/08/2006
Winston & Strawn, LLP		(Doug Wiegand)	07/10/2007
1700 K Street, NW		401 E. Jefferson Street, Suite 102	
Washington, DC 20006		Rockville, MD 20850	
		D.C. Green Building Act	
		Legislation	
LOB000071568	William N. Hall	American Chemistry Council	11/15/2006
Winston & Strawn, LLP		(Roger Bernstein)	07/10/2007
1700 K Street, NW		1300 Wilson Blvd.	
Washington, DC 20006		Arlington, VA 22209	
		D.C. Green Building Act	
		Legislation	
LOB000071703	Bruce Bereano	WMDA Service Station & Auto	05/30/2007
WMDA Service Station & Auto		Repair Assoc.	
Repair Assoc.		1532 Pointer Ridge Place,	
720 Holly Drive		Bowie, MD 20716	
Annapolis, MD 21409		Retail Service Station	

Office of the Secretary of the
District of Columbia

August 1, 2007

Notice is hereby given that the following named persons have been appointed as Notaries Public in and for the District of Columbia, effective on or after September 1, 2007.

Allen, Juanita E.	Rpt	McKinsey & Company 600 14 th St,NW#300 20005
Altizer, Julia R.	Rpt	O P X PLLC 21 Dupont Circle,NW 20036
Barry, Patricia A.	Rpt	Miller & Chevalier 655 15 th St,NW#900 20005
Bonilla, Mirna R.	Rpt	Quadel Consulting 1200 G St,NW#700 20005
Bradsher, Barbara A.	Rpt	Delta Towers Apts 1400 Florida Ave,NE 20002
Brooks, Jennifer E.	Rpt	Police Exec Research 1120 Conn Ave,NW 20036
Dawson, Diann	Rpt	HHS/Children&Families 370 L'Enft Prom,SW 20447
Demb, Sara	Rpt	Capitol Title/Urban Title 1100 17 th St,NW#503 20036
Faulk, Yvette	Rpt	Bank Fund Staff F C U 1818 H St,NW 20433
Fryer, Cindy L.	Rpt	Diversified Reporting 1101 16 th St,NW 20036
Goldberg, Diane	Rpt	Admin Office/U.S. Courts 1ColumbusCir,NE#4-210 20002

Goldstein, Stanley H.	Rpt	Capitol Title/Urban Title 1100 17 th St,NW#503 20036
Hahn, John S.	Rpt	Market Liquors 1337 11 th St,NW 20001
Hoefler, Elizabeth J.	Rpt	U S D A/Rural Utilities 1400 Indep Ave,SW 20250
Jefferson, Dorothy A.	Rpt	Wash Hosp Ctr/BA36 110 Irving St,NW 20010
Khan, Coleen M.	Rpt	Entrex 1575 I St,NW#350 20005
McClure, Karen L.	Rpt	M W M Properties 901 21 st St,NE#J 20002
Pena-Stoutt, Esta	Rpt	Child & Family Services 400 6 th St,SW 20024
Pryor, Leonard C.	Rpt	442 M St,SW 20024
Roberts, Nell G.	Rpt	Child & Family Services 400 6 th St,SW 20024
Taylor, Maureen S.	Rpt	U S Dept/Transportation 1200 N J Ave,SE 20590
Thomas, Sallie D.	Rpt	D.C. Dept of Corrections 1923 Vt Ave,NW 20001
Wyche, Jean	Rpt	Child & Family Services 400 6 th St,SW 20024

**CHANGE IN PERSONS AUTHORIZED TO ENTER INTO INVESTMENT
TRANSACTIONS ON BEHALF OF THE GOVERNMENT OF
THE DISTRICT OF COLUMBIA**

Effective immediately this notice constitutes written confirmation of persons authorized to enter into investment transactions and to take transfers from investment accounts on behalf of the Government of the District of Columbia:

Lasana K. Mack
D.C. Treasurer and Deputy Chief Financial Officer
Office of Finance and Treasury

Craig F. Small
Associate Treasurer
Office of Finance and Treasury

Amy Kresse
Cash and Investment Manager
Office of Finance and Treasury

Gloria Vines
Banking Officer
Office of Finance and Treasury

Emma C. Chappell
Associate Treasurer
Office of Finance and Treasury

Raj Srinath
Associate Treasurer
Office of Finance and Treasury

Joseph Heyward, Jr.
Investment Officer
Office of Finance and Treasury

This notice supercedes all prior lists. Under no circumstances are investment transactions to be executed by any other employee or official of the Government of the District of Columbia.

PUBLIC SERVICE COMMISSION OF THE DISTRICT OF COLUMBIA

NOTICE**FORMAL CASE NO. 977, IN THE MATTER OF THE INVESTIGATION INTO
THE QUALITY OF SERVICE OF WASHINGTON GAS LIGHT COMPANY,
DISTRICT OF COLUMBIA DIVISION, IN THE DISTRICT OF COLUMBIA**

1. The Public Service Commission of the District of Columbia ("Commission") issued an Amended Notice of Proposed Rulemaking ("ANOPR"), on the Natural Gas Quality of Service Standards ("NGQSS"), published in the *D.C. Register* on June 8, 2007.¹ The ANOPR invited the public to submit comments by July 20, 2007, and reply comments by July 30, 2007.

2. On July 27, 2007, OPC filed a request for an extension of time to file written comments. OPC's motion requests that the Commission extend the time until August 17, 2007, to file written comments to the proposed NGQSS rules. OPC states that the quality of service standards raise significant issues of importance to District consumers and that it involves complex matters that warrant thorough review and analysis.

3. In this proceeding, the Commission has proposed a comprehensive set of regulations that deal with the quality of natural gas services provided to consumers in the District of Columbia. In order to afford the parties ample opportunity to comment we are granting OPC's request and extending the comment period. The period for filing reply comments will be extended as well. Because of the one week publication delay in the *D.C. Register*, we have decided to extend the comment period beyond the August 17, 2007 date requested by OPC to August 24, 2007. The deadline for filing reply comments shall also be extended to September 4, 2007.

¹ 54 *D.C. Register* 5613-5631 (2007).

**Self-Help
Request for Proposals and Qualifications
General Contracting and Pre-Construction Services
917 M Street Condominiums and 1212 Ninth Street Condominiums**

Interested parties shall respond to this RFP by submitting sealed qualifications statements and by addressing the specific proposal requirements in this RFP in an envelope clearly marked "GENERAL CONTRACTING AND PRE CONSTRUCTION SERVICES" and addressed to:

Ms. Vanita Kalra
Self-Help
910 17th Street NW
Suite 500
Washington, DC 20006

By no later than: **August 24, 2007 at 4:00 pm**

Self-Help reserves the right to reject any and all qualifications statements, to cancel this solicitation, and to waive any informalities or irregularities in procedure.

I. Introduction

Self-Help (the Owner) is a 501(c) (3) non-profit Community Development Financial Institution. Since its founding in 1980 Self-Help had provided \$5 billion in financing to 55,000 homeowners, small business owners, and other non-profits. Self-Help's community development corporation builds and sells affordable housing to first-time homebuyers and develops and leases commercial property to encourage downtown economic development and provide affordable space for non-profits and small businesses. Self-Help's CDC has invested \$71.9 Million in 16 neighborhoods in North Carolina and Washington DC.

Self-Help is soliciting proposals and qualifications statements from General Contractors or Construction Managers At Risk having specific interest and qualifications in the areas identified in this solicitation, with whom to partner for the construction of a 49-unit condominium building at 917 M Street NW and a future 14-unit condominium building at 1212 9th street NW.

A selection committee will review and evaluate all qualifications statements and may request firms to make oral presentations. The selection committee will rely on qualification statements in selection of finalists and therefore, firms should emphasize specific information considered pertinent to this solicitation and submit all information requested.

The Projects

Phase 1 is a 39,850 square foot 49 unit building at 917 M Street NW. It will be for-sale "Work Force" condominiums that will provide affordable housing to low to moderate-income individuals and families. The building has been designed to permit level drawings by Eric Colbert & Associates PC, and has been submitted for permits. Currently the site is paved for parking and has 1 small single story Garage building that must remain for historic preservation. Construction will be Type V-A with Type I Concrete Parking, and the building will be fully sprinklered.

Phase 2 will be constructed at 1212 Ninth Street (on the same block separated from the other project by Blagden Alley) with 14 Units of for-sale residential and a small retail space on the ground floor. This site is currently vacant land, and the building will be of similar construction and plans are by the same architect and are at the same level of design. This project has also been submitted for permits.

Both projects are likely to include some amount of public financing by the District of Columbia Department of Housing and Community Development (DCHD) and/or other entities and the contractor will have to comply with all applicable requirements including, but not limited to, minimum 35% participation by Local Small and Disadvantaged Business Enterprises (LSDBE) Contractors.

Construction is anticipated to begin in the fall of 2007.

II. Scope of Work

The selected contractor will provide pre-construction services including, an initial project budget based on permit drawings, value engineering including cost estimating at each milestone of the design process through final design drawings, input on constructability, inspection of the existing conditions at the site and coordination of site prep activities such as cutting and capping of existing utilities, construction staging plans, the provision of sheeting and shoring drawings for permitting, and development and maintenance of a critical path schedule.

The General construction contract will be in the Form of an AIA Standard contract agreement and will be either a Guaranteed Maximum Price (GMP) contract with a split savings of 60% to the Owner and 40% to the contractor or will be a Fixed Price contract, as negotiated between the parties but at the sole discretion of the Owner.

At a determined date and a mutually agreeable milestone the contractor shall present to owner the final "GMP" price for the project. It is the Owner's intent

to contract the work with the contractor who was selected for pre-construction services, however if the parties cannot agree on the final price or if required as a term of an outside financing entity the pre-construction services will be compensated at predetermined rates, the contract will be terminated and the bidding re-opened to the public.

III. Pre-Qualification

The Bidder must have prior experience with multi-family residential projects of this scale or larger, and of similar construction in an urban environment, and in accordance with applicable codes standards rules and regulations in the District of Columbia.

IV. Form of Proposal

Cover letter including:

- A. Statement of interest in the project
- B. Point of contact with a phone number
- C. Signature of duly authorized representative

Firm Profile and Proposal including:

- D. Age of firm
- E. Resume of relevant project experience (please highlight affordable housing projects if applicable)
- F. Annual volume in dollars last fiscal year and projected for this year
- G. District of Columbia General Contractor's License Number
- H. Current bonding capacity and name of surety and contact info of agent
- I. LSDBE certification and/or compliance initiatives
- J. Percentage of negotiated vs. bid work in the past 2 years
- K. Negotiated project references.
- L. List of current projects in progress
- M. Contractor's fee as a percentage of costs to be applied to this project
- N. Contractor's overhead as a percentage of costs to be applied to this project
- O. Contractor's proposed General conditions breakdown with rates on a per week or per month basis
- P. It is intended that all preconstruction services costs be included in the contractors fee, however, in the case that the general contract is not awarded to the contractor after having provided pre-construction services, please provide a lump sum cost for pre construction services or hourly rates to establish the basis of compensation.
- Q. Resume(s) of proposed project team
- R. Description of any internal green building initiatives or expertise and highlight project experience with green building components.

(If available, an AIA form A305 Contractors Qualification Statement may be substituted for items D, E, F, G, H and L)

The selection criteria will be established by the selection committee and will include all of the qualifications noted above.

Please address the proposal to:

Vanita Kalra
Project Manager
910 17th Street NW
Suite 500
Washington, DC 20006
Vanita.Kalra@self-help.org

For further information contact Ron Bodkin at 919-956-4688 or email at Ron.Bodkin@self-help.org

**THURGOOD MARSHALL ACADEMY PUBLIC CHARTER HIGH SCHOOL
NOTICE OF REQUESTS FOR PROPOSALS
Special Education Services**

Thurgood Marshall Academy—a nonprofit, college-preparatory, public charter high school—seeks a contractor to provide special education services to students. The school will serve approximately 36 special education students for the 2007 – 08 school year. The school seeks a contractor to provide comprehensive special education services. The school uses an inclusion model.

Ideal contractors will submit

1) Proposal to provide the following services:

- IEP management
- Attendance at MDT meetings as needed with specialists
- Instructional support services for special education
- Counseling services with a licensed counselor
- Speech & language therapy
- Occupational therapy
- Physical therapy
- Evaluations—initial and reevaluation screenings for students
- Compliance and data for all reporting purposes
- Professional development as needed in the area of special education

2) Unsigned contract, including fees

Further information about Thurgood Marshall Academy—including our nondiscrimination Policy—may be found at www.thurgoodmarshallacademy.org.

Submit proposals no later than 5 pm EST on August 30, 2007, via e-mail to apardo@tmapchs.org.

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
ZONING COMMISSION ORDER NO. 05-39**

Z.C. Case No. 05-39

**Consolidated Approval for a Planned Unit Development and Related Map Amendment
St. Martin's Apartments – 116 T Street, N.E.**

(Square 3531, Lots 114 and 115)

Archdiocese of Washington and Catholic Community Services

April 9, 2007

Pursuant to notice, the Zoning Commission for the District of Columbia (the "Commission") held a public hearing on January 29, 2007 and February 8, 2007 to consider an application from Archdiocese of Washington and Catholic Community Services (collectively referred to herein as the "Applicant") for consolidated review and approval of a planned unit development ("PUD") and related zoning map amendment from R-4 to R-5-B. The Commission considered the application pursuant to Chapters 24 and 30 of the District of Columbia Zoning Regulations, Title 11 of the District of Columbia Municipal Regulations ("DCMR"). The public hearings were conducted in accordance with the provisions of 11 DCMR § 3022. For the reasons stated below, the Zoning Commission hereby approves the application.

FINDINGS OF FACT

Application, Parties, and Hearing

1. On December 2, 2005, the Applicant filed an application with the Commission for consolidated review and approval of a PUD for Lots 114 and 115 in Square 3531 ("the Subject Property"), as well as a PUD-related amendment of the Zoning Map from the R-4 to the R-5-B District. The Subject Property consists of approximately 91,152 square feet of land that is bounded by T Street on the south, Todd Place on the north, Summit Place on the east, and Lincoln Road on the west in the northeast quadrant of the city. There is a significant change in topography from street level to grade at the center of the Subject Property. The Subject Property is currently improved with a surface parking lot, a Quonset hut, and a Single Room Occupancy ("SRO") building (St. Martin's House), which is presently used by Catholic Community Services to house seventeen formerly homeless men. St. Martin's House is a former convent that will be moved to the east side of the Subject Property and incorporated into the proposed development. The City Lights Public Charter School is located on the western portion of the Subject Property and will continue to operate during and after completion of the PUD project. The proposed

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development will include 178 residential units, all of which will be affordable to moderate- and low-income households. The project will provide 120-140 parking spaces in a partially below-grade garage. The total project Floor Area Ratio ("FAR") will be 2.64.

2. At its public meeting on April 20, 2006, the Commission voted to schedule a public hearing on the application. The Commission noted that, since the time the application had been filed, the D.C. Preservation League ("DCPL") submitted a request to the District's Historic Preservation Office to designate the former convent and school as historic landmarks. The Commission directed the Applicant to resolve that issue prior to any hearing on the application.
3. On September 15, 2006, the Applicant provided a Pre-Hearing submission, along with revised Architectural Plans and Elevations, marked as Exhibit 19 of the record (the "September 15th Plans"). The September 15th Plans supersede the plans originally filed with the application. The revisions to the site plan reflected a negotiated agreement with the D.C. Preservation League to preserve the convent building by relocating it to the southeast corner of the project and incorporating it into the new design. As a result of this compromise, it was necessary for the Applicant to eliminate six of the originally planned residential units, reducing the total number of units in the development from 184 to 178. These changes reduced the overall density of the development from 2.7 FAR to 2.64 FAR.
4. On January 9, 2007, the Applicant submitted updated architectural drawings, marked as Exhibit 77A of the record, and additional comments in response to correspondence with the Office of Planning ("OP") and numerous community organizations. Modifications to the architectural drawings included reintroducing three-bedroom units to the unit mix.
5. After proper notice, the Commission held a public hearing on the application on January 29, 2007 and February 8, 2007. The parties to the case were the Applicant; Eckington Citizens for Responsible Development ("ECRD"); and Advisory Neighborhood Commission ("ANC") 5C, the ANC within which the property is located.
6. The Applicant presented four witnesses at the Commission's hearing session of January 29, 2007: Edward J. Orzechowski, LCSW, President and CEO, Catholic Community Services; Logan C. Schutz, AIA, Grimm Parker Architects; Steven E. Sher, Director of Zoning and Land Use Services, Holland & Knight LLP, and Iain Banks, a traffic engineer with O.R. George & Associates. Based upon their professional experience, as evidenced by the resumes submitted for the record and prior appearances before the Commission, Mr. Schutz was recognized as an expert in architecture; Mr. Sher an expert in land use, zoning and planning; and Mr. Banks as an expert in transportation planning.

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7. ECRD presented six witnesses: Adam Benzing, Sally Berk, an expert in historic preservation and compatible design in a historic context, Steve Rynecki, Joe Lilavois, Geoffrey Taylor, and Mirafe Marcos. ECRD expressed concerns regarding (i) the impact of the project on neighborhood traffic and parking, the compatibility of the project with historical aspects of the site and the neighborhood, the appropriateness of the development with regard to the Comprehensive Plan, and the possible ramifications of this type and scale of construction on the houses and streets of the neighborhood. (Z.C. Transcript, February 8, 2007, ("Tr. 2/8") at p. 70.)
8. Twenty-three persons or organizations testified in support of the application, including the Edgewood Civic Association, the Bloomington Civic Association, and the Ecumenical Council. Dozens of letters were also submitted to the record in support of the project. The supporters praised the development of affordable rental units and the sensitivity and compatibility of the design with the adjacent residential properties. They noted that the Comprehensive Housing Strategy Task Force stated that 19,000 new units of affordable housing must be built to accommodate future growth in the city. By providing 178 units, they stated that the St. Martin's project represents a reasonable contribution of the Eckington neighborhood toward reaching the overall city goal for new affordable housing. Many of the witnesses, including the Bloomingdale Civic Association, testified that design, scale, and program of the project were refined in direct response to specific issues raised by the community.
9. The Coalition for Smarter Growth also testified in support of the project, because it offers critically important workforce housing in a city and neighborhood where such affordable housing is rapidly disappearing. The Coalition noted the project will be located close to a robust transit network and downtown Washington. Given the low car ownership rates in the neighborhood, the Coalition suggested that it would be appropriate for the project to offer fewer off-street parking spaces. However, the Coalition concluded that the proposed parking ratio and pricing to rent parking is an appropriate compromise with some neighbors who have asked for more parking to be provided. According to the Coalition, the provision of additional parking would needlessly burden housing costs.
10. A number of individuals filed letters with the Commission and testified in opposition to the project. The letters and testimony raised a number of issues, but the primary concerns included the following:
 - The incompatibility of size, scale, and design of the project with the surrounding row houses;
 - Preservation of the historic convent on the site;
 - The inappropriate mix of low- and very-low-income residents that would occupy the building and create "a pocket of economic segregation within a rejuvenated neighborhood;"

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- The unknown neighbors that would reside in the project and the potential crime they would generate; and
- Parking and traffic congestion.

(Exhibits 27-33.)

11. At its meeting on December 19, 2006, which was duly noticed and at which a quorum was present, ANC 5C voted to support the amended proposed development.
12. At its public meeting held on March 12, 2007, the Commission took proposed action by a vote of 5-0-0 to approve with conditions the application and plans that were submitted to the record.
13. The Commission took final action to approve the application on April 9, 2007 by a vote of 5-0-0.

PUD Project

14. The proposed PUD contemplates the construction of a multi-family residential building that will accommodate moderate- and low-income families. Under the initial submission, the Applicant proposed to provide 184 apartments. The number of units under the revised scheme was reduced slightly to 178 units, with a loss of approximately 5,500 square feet of space. The overall density of the project is now 2.64 FAR, down from 2.7 FAR in the initial proposal. Approximately 120-140 parking spaces will be provided in a partially below-grade garage, which exceeds the minimum requirement of 89 spaces, or one for every two units.
15. The Subject Property consists of Lots 114 and 115 in Square 3531 and contains approximately 91,152 square feet of land. The Subject Property is currently improved with a surface parking lot, a Quonset hut, and a former convent that now serves as an SRO building (St. Martin's House), which is used by Catholic Community Services to house formerly homeless men. This structure will be relocated to the corner of T and Summit Streets and incorporated into the project design. The City Lights Public Charter School is located on the western portion of the Subject Property and will continue to operate during and after completion of the PUD project.
16. The project will include a number of community service and recreational uses, including a library, computer room, café, lounge, game rooms, two landscaped interior courtyards, and two roof terraces. The building will also include 1,200 square feet of space that will be used by the adjacent City Lights Charter School as a shop and storage space.

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17. The Subject Property is located in the northeast quadrant of the District in the Eckington neighborhood. The Eckington residential area includes row houses, moderate-density apartment buildings, and institutional uses, including McKinley Technical High School and Hyde Leadership Charter School, which are located immediately south of the project. The Comprehensive Plan designates the area for moderate-density residential uses.

Matter-of-Right Development Under Existing Zoning

18. The Subject Property is currently zoned R-4. The R-4 District is designed to include those areas now developed primarily with row dwellings, but within which there have been a substantial number of conversions of the dwellings into dwellings for two or more families. (11 DCMR § 330.1.) The R-4 District permits a maximum height of forty feet and three stories. A maximum density is not prescribed in the R-4 District. Parking is required at a rate of one parking space for every three dwelling units. Under the PUD guidelines for the R-4 District, the maximum permitted height for a residential use is sixty feet, and the maximum density is 1.0 FAR. (11 DCMR §§ 2405.1, 2405.2.)

Matter-of-Right Development Under Proposed Zoning

19. Under the proposed PUD, the zoning of the Subject Property would become R-5-B. The R-5 Districts are General Residence Districts designed to permit flexibility of design by permitting in a single district all types of urban residential development if they conform to the established height, density, and area requirements. (11 DCMR § 350.1.) The R-5-B District is designed to permit moderate height and density developments. (11 DCMR § 350.2.) The R-5-B District permits a maximum height of fifty feet and a maximum density of 1.8 FAR for all structures. (11 DCMR §§ 400.1, 402.4.) Parking in the R-5-B District is required at a rate of one space for every two dwelling units. (11 DCMR § 2101.1.) Under the PUD standards for the R-5-B District, the maximum height is sixty feet. (11 DCMR § 2405.1.) The PUD standards for the R-5-B District permit a maximum density of 3.0 FAR for residential uses. (11 DCMR § 2405.2.)

Development Incentives and Flexibility

20. The Applicant seeks flexibility from the minimum requirements for loading facilities. As permitted under § 2405.8, the Commission may grant such flexibility without the need for special exception approval from the Board of Zoning Adjustment or compliance with the special exception standards that might otherwise apply.
21. The Zoning Regulations require an apartment building with more than fifty units to provide a truck loading berth with a depth of fifty-five feet. Instead, the PUD proposes a loading berth of thirty feet that will be combined with the service area. The Commission has previously found in other larger PUDs that, based on reports of traffic engineers, a

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55-foot loading berth has been deemed unnecessary for a residential building of this size. (See, for example, Z.C. Order No. 03-26, 14th & V PUD, August 5, 2004; see also Z.C. Order No. 04-13, 1200 R Street PUD, May 13, 2005.) The units in the proposed PUD will be modest in size, averaging approximately 560 to 1,180 square feet each. Based on statistics submitted for much larger PUDs, such households will only generate a need for smaller trucks or transport vehicles. Surveys of condominium projects ranging from 58 to 300 units indicate that the arrival of a large tractor-trailer will be rare and that the absence of a 55-foot loading berth for residential use did not create any adverse impacts. Further, truck rental facilities have confirmed that a 14- or 15-foot van or small truck is most frequently used for moving purposes. Consequently, a smaller loading berth will not adversely affect traffic circulation patterns or loading issues in the immediate vicinity.

22. The Applicant also seeks flexibility from § 3202.3 to allow two principal buildings – City Lights School and the St. Martin's Apartments – on one lot of record. The Commission notes that the City Lights School was constructed prior to the enactment of the current Zoning Regulations and is, therefore, a "grandfathered" structure. The school building and the proposed project will still be programmatically integrated, with the project providing space for workshop classes for the school. However, because there will not be an above-grade connection, relief from § 3202.3 is necessary.
23. Finally, the Applicant seeks flexibility from § 2116.1 in order to allow area residents and faculty and staff of the adjacent schools to park at the site, which is a proffered public benefit of the project.

Public Benefits and Amenities

24. The Commission finds that the following benefits and amenities will be created as a result of the PUD:
 - a. *Housing and Affordable Housing.* The single greatest benefit to the area, and the city as a whole, is the creation of new housing opportunities consistent with the goals of the Zoning Regulations, the Comprehensive Plan, and the Mayor's housing initiative. Additionally, the project will provide affordable units to both low- and very-low-income households to ensure an adequate supply of housing opportunities for existing area residents. The 128 units devoted to households earning sixty percent of Area Median Income ("AMI") will be configured as one-, two-, and three-bedroom units. Any resident whose income increases above the sixty-percent income limits while residing in the building will be permitted to remain. The remaining fifty units will be set aside for individuals earning approximately thirty percent of AMI. These units are intended to serve formerly homeless individuals who have completed the Applicant's self-sufficiency

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training program and are earning approximately \$18,000 to \$20,000 annually. Seventeen men in this income bracket are currently living on the property, and this segment of the population will continue to be served at the site in greater numbers.

- b. *Urban Design, Architecture, Landscaping, and Open Space.* The proposed new building has been designed to complement and respect the surrounding neighborhood. The overall composition reinforces the broad and lively elements of the Eckington neighborhood. The design also includes extensive landscaping in the two interior courtyards that provide separate outdoor areas for active and passive uses. The west courtyard will feature a formal garden with hardscape and softscape elements, while the east courtyard will include active recreational spaces and play equipment for children.
- c. *Social Services and Other Uses of Special Value to the Neighborhood.* The proposed PUD will provide new affordable housing for a segment of the city's residents and Ward 5 that have not benefited from the recent housing boom. Current market trends have priced a large portion of the population out of the city, and this development promises to address the workforce housing shortages for District families. The project will also make any excess parking spaces available to area residents and faculty and staff of the adjacent schools.

Compliance with the Comprehensive Plan

- 25. The Generalized Land Use Map designates the Subject Property for moderate-density residential land use. Row houses and garden apartments are the predominant uses in this land use category, which may also include low-density housing.
- 26. At the hearing, ECRD argued that the proposed R-5-B rezoning of the property was inconsistent with the moderate-density classification on the Generalized Land Use Map. According to ECRD, R-5-B zoning is more appropriately described as medium-density. In support of this view, ECRD relied on the Future Land Use Plan, which was not in effect at the time the application was filed or at the time of the Commission's two hearing dates for this case. The legend on the Future Land Use Plan describes medium-density residential uses as including mid-rise apartments of four to seven stories. Because the proposed St. Martin's Apartments will be five-stories in height, ECRD asserts that the project falls within the medium-density category and, thus, is inconsistent with the lower "moderate-density" designation.
- 27. The Commission disagrees with ECRD's analysis. First, the Commission is constrained to analyze the proposed project under the Generalized Land Use Map now in effect. However, the Commission finds that § 350.2 of the Zoning Regulations describes the R-

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5-B District as permitting development of "moderate height and density." Furthermore, it is not inconsistent with the Plan to have a higher density zone district at one point within an area broadly identified as moderate density if the "predominant" density is moderate. In this area of the city, a broad swath bounded by Rhode Island Avenue on the north, Florida Avenue and Q Street on the south, and industrial properties along the railroad right-of-way on the east (but not including the educational campuses on the south side of T Street) is included in the moderate-density category. The Commission also takes note of the "Zoning Consistency Chart" submitted to the record on Z.C. Case No. 04-33 pertaining to Inclusionary Zoning, wherein R-5-B is deemed consistent with either Moderate- or Medium-Density Residential Land Uses. Moreover, the Commission notes that broad areas of the city that are shown as moderate-density residential are included in the R-4, R-5-A, and R-5-B Districts. Accordingly, the Commission finds that the proposed rezoning of the PUD site to R-5-B is not inconsistent with the Generalized Land Use Map of the Comprehensive Plan.

28. Second, if the Commission were to analyze the propose project under the Future Land Use Plan of the Comprehensive Plan, it would likewise find that the proposed rezoning of the site to the R-5-B District is not inconsistent with that Plan. The Future Land Use Map describes moderate-density residential as one that "[d]efines the District's row house neighborhoods as well as its low-rise garden apartment complexes. [It] also applies to areas characterized by a mix of single family homes, 2-5 unit buildings, row houses, and low-rise apartment buildings. In some older inner city neighborhoods with this designation, there may also be existing multi-story apartments." In the new Framework Element of the Comprehensive Plan, for the first time zoning districts are described in the context of land use categories, within which R-5-B can be considered moderate-density: "The R-3, R-4, R-5-A zone districts are generally consistent with the Moderate Density Residential category; the R-5-B district and other zones may also apply in some locations." Moreover, the Guidelines for Using the Generalized Policy Map and the Future Land Use Map found in the Framework Element stated that the Future Land Use Map is not a zoning map and it is to be interpreted broadly. Those same guidelines note that "the granting of density bonuses (for example, through Planned Unit Developments) may result in heights that exceed the typical ranges cited herein." Thus, the Commission likewise finds that the proposed rezoning of the site to R-5-B will not be inconsistent with the Future Land Use Map of the Comprehensive Plan when it becomes effective.
29. The Commission finds that the PUD is also consistent with many of the Comprehensive Plan's major themes, as follows:
 - a. *Stabilizing and Improving the District's Neighborhoods.* The proposed conversion of an SRO to an apartment building will serve to stabilize and improve the surrounding neighborhood. The development will increase the stock of affordable housing while providing a well-designed building that is both

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accessible and attractive. By increasing the density and mixing households of sixty percent AMI with thirty percent AMI, this project can support a significant investment into the architectural design of the building and enhance the physical and aesthetic appearance of the neighborhood. A matter-of-right building devoted to only the lower income levels, as originally envisioned for this site, would not support the type of architecture found in this application. A project comprised of a mixture of income levels will help stabilize a neighborhood experiencing displacement and gentrification by providing decent rental housing for low-income families.

- b. *Respecting and Improving the Physical Character of the District.* The PUD process will ensure a development that is sensitively-designed and of appropriate density for this well-developed and established community. The project will replace an existing shelter use with a vibrant residential development that will be consistent with and complementary to the density and layout of the immediately surrounding neighborhood.
- c. *Reaffirming and Strengthening the District's Role as an Economic Hub.* The Comprehensive Plan encourages maximum use of the District's location at the center of the region's radial Metrorail and commuter rail systems. The project will take advantage of this asset through its proximity to the Rhode Island Avenue Metrorail Station, as well as numerous routes of Metrobus. The proposed development furthers the District's efforts to increase the supply of affordable housing and bring additional residents to the city.
- d. *Preserving and Ensuring Community Input.* The Applicant has met with several community groups and immediate neighbors of the proposed development to solicit comments and respond to the issues raised. The planning for this project has been guided by a Community Steering Committee sponsored by the nearby St. Martin's Roman Catholic Church, which includes approximately twenty-five church members, a representative of the local ANC, representatives from three to five other neighborhood churches, and other interested community members. The Applicant met with the Community Steering Committee four times prior to submitting this application. Additionally, the Applicant met twice with and was endorsed by the local Ecumenical Council, which represents five neighborhood churches. The PUD has also been supported by the Bloomington Civic Association, which represents the area within which the project is located. As a result of these meetings, the Applicant made significant changes to the project, including a reduction in the building density, increased parking, the introduction of townhouse-like facades on Todd Place, exclusion of pedestrian or garage entrances on Todd Place, and location of the garage entrance past the Hyde school property.

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30. The Commission finds that the proposed PUD furthers the objectives and policies of many of the Comprehensive Plan's major elements as follows:

- a. *Economic Development Element.* According to the Economic Development Element of the Comprehensive Plan, the District places a high priority on stimulating and facilitating a variety of commercial, retail, and residential development investments appropriate to selected Metrorail station areas outside of the Central Employment Area, consistent with the Land Use Element and ward plans, with sensitivity to the surrounding area. (10 DCMR § 204.2(m).) The proposed development serves to attract and retain residents, which further increases the tax base and creates revenue for the District. The projected direct tax revenues to the District as a result of the proposed project, based on 2005 dollars, total \$487,000 annually (excluding real estate taxes). Further, the combination of initial recordation fees, development processing fees, and permit fees are estimated to generate in excess of \$800,000 of direct revenues for the city. Additionally, approximately six residential-related jobs and project support jobs are estimated to be created. This job generation is in addition to the 109 construction-related jobs estimated to be created spanning each month of the project's 18-month construction period.
- b. *Housing Element.* According to the Housing Element of the Comprehensive Plan, housing in the District is viewed as a key part of a total urban living system that includes access to transportation and shopping centers, the availability of employment and training for suitable employment, neighborhood schools, libraries, recreational facilities, playgrounds, and other public amenities. (10 DCMR § 300.4.) The PUD complies with this element in that it is in relatively close proximity to the Rhode Island Avenue Metrorail Station and Metrobus lines on North Capitol Street and Rhode Island Avenue, and will further the total urban living system with its access to public transportation.
- c. *Transportation Element.* The traffic report prepared by O.R. George and Associates also demonstrates that the proposed project will not generate any objectionable conditions with respect to parking or traffic. In fact, Levels of Service ("LOS") for area roadways will continue to operate in the A and B range. The District Department of Transportation ("DDOT") concurred with the analysis and recommended approval of the project.
- d. *Urban Design Element.* The Project has been designed to enhance the physical character of the area and complement the materials, height, scale, and massing of the surrounding land uses. (10 DCMR § 708.2.) The facades on Todd Place and Summit Street are designed to emulate the townhouses that they face rather than appear as a large apartment house. In contrast, the T Street elevation reflects its

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multi-unit character in deference to the size and scale of the institutional school buildings across the street. The project is designed so that a majority of the units have views to the south, affording residents spectacular views of the District's monumental core. The proposed building will also incorporate two rooftop terraces to allow residents who do not face south to have access to these views. The PUD will greatly enhance the architectural character of the site and surrounding area through its design and elimination of outmoded, underutilized buildings.

- e. *Land Use Element.* The Land Use Element encourages a substantial amount of new housing, primarily in Housing Opportunity Areas and near Metrorail Stations in order for the District to perform its role as the region's urban center providing the greatest density of jobs and housing. (10 DCMR § 1100.2(b).) The proposed PUD will further this goal due to its proximity to the Rhode Island Avenue Metrorail Station and Metrobus stops.
31. The Project also fulfills and furthers the specific objectives for this area, as set forth in the Comprehensive Plan for Ward 5:
- a. *Ward 5 Economic Development Element.* Development is sought in Ward 5 that will enhance and expand existing businesses, create new ownership opportunities, increase retail services and opportunities for ward residents, and promote the vitality of Ward 5 neighborhoods. The proposed development will create the demand to expand existing businesses, generate new retail businesses, and provide residents of varying income levels who will increase the vitality of this neighborhood.
 - b. *Ward 5 Housing Element.* The project, which is proximate to the Rhode Island Avenue Metrorail Station, responds to the objectives of the Ward 5 Housing Element through its significant contribution of new affordable housing.
 - c. *Ward 5 Transportation Element.* The residents of the proposed PUD will be able to take advantage of the site's proximity to the Rhode Island Avenue Metrorail Station and Metrobus routes. On both Summit and T Streets, this project will provide units that have individual access to the street. Additionally, it will improve traffic safety through coordinated efforts with DDOT for additional traffic signage and the provision of off-street parking spaces in excess of the required 89 spaces. After completion of the project, the traffic will still operate at acceptable Levels of Service (A and B).
 - d. *Ward 4 Urban Design Element.* The PUD Project specifically and substantially addresses the objectives in the Ward 5 Urban Design Element, including: the

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promotion of a physical environment that upgrades the ward's aesthetic qualities, enhances neighborhood stability, emphasizes neighborhood identity and function, and physically enhances the gateways and entrance ways into the District (10 DCMR § 1620.1(a)); and the provision of special design attention to those areas in the ward that maintain a poor physical image, where new development can improve the neighborhood's visual qualities while providing needed services (10 DCMR § 1620.1(b)). The PUD Project provides a well designed residential development that will help to physically revitalize the Ward 5 area.

Office of Planning Report

32. By report dated January 19, 2007, OP recommended approval of the PUD application subject to the DDOT report. OP found that the proposed PUD is consistent with the requirements of the PUD regulations and elements of the Comprehensive Plan. OP encouraged the Applicant to commit to a First Source Agreement with the District of Columbia Department of Employment Services and a Memorandum of Understanding with the Local Business Opportunity Commission prior to final action by the Zoning Commission. The Applicant agreed to these recommendations.

Other Government Agency Reports

33. DDOT submitted an initial memorandum, dated January 29, 2007, indicating that DDOT supports the project proposal with modifications. DDOT requested that the Applicant work with DDOT to determine the preferred location for the parking garage entrance and to ensure that public entrances are handicapped accessible. Thereafter, DDOT met with the Applicant and filed a supplemental memorandum, dated February 8, 2007, supporting the project without the need for modifications. DDOT requested that the Applicant continue to work with them regarding the introduction of additional traffic calming measures. Specifically, DDOT requested, and the Applicant agreed, to post a stop sign on private property at the garage exit, which will permit drivers to have a clear view of pedestrian and vehicular traffic along T Street before proceeding across the sidewalk and into the street. Additional signage will also be posted at the parking garage to enforce the one-way restriction periods along T Street. The Applicant also agreed to request the restriping of the existing crosswalks at Summit Place and T Street and to install new stop signs on east- and west-bound T Street at the intersection of Summit Place, to make the intersection "All-Way Stop" controlled. Finally, the Applicant agreed to continue to work with DDOT as the project progresses and to make any necessary adjustments or institute new traffic calming measures as conditions warrant.

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Contested Issues

Size, Scale, and Design of the Project

34. Opponents who objected to project argued that the proposal does not meet PUD standards in addressing the need for open space, for recreational amenities, and in respecting the design integrity of adjacent properties and the surrounding neighborhood. Sally Berk, ECRD's expert in historic preservation and compatible design in an historic context, testified that the proposed design was incompatible with the existing buildings on the site and the neighboring two-story row houses. She stated that the context of the neighborhood is regularized by unvarying design and repetition, with many buildings even identical. In contrast, she stated, the proposed PUD has "taken an element from almost every single one of those [buildings] and incorporated it into a single project, so that the design becomes far busier" than the existing neighborhood. (Tr. 2/8 at p. 78). She argued that such designs are more appropriate for commercial buildings, not apartments.
35. Ms. Berk also objected to the use of vinyl siding on the proposed building, which in her view was inconsistent with the PUD requirements that "affordable housing should use the same design, the same standards, and the same materials as market rate housing." She argued that market-rate housing does not have such extensive use of vinyl. She further claimed that vinyl siding only has a life of approximately fifteen years. (Tr. 2/8 at pp. 78-79.)
36. Similarly, Ms. Berk testified that the PUD failed to respect and improve the physical character of the District, because it almost completely eliminates the visual access neighbors have across the property to views of the city. She claimed that the property likewise failed to provide diversity and social responsibility because of its fortress-like configuration. In contrast to front porch row houses, Ms. Berk believed that the proposed PUD discouraged neighborhood interaction and thus was socially irresponsible. She admitted on cross-examination, however, that the proposed PUD incorporates the same row house form with numerous access points along the street.
37. Ms. Berk asserted that there were "countless schemes" that were preferable to the current proposal and offered one example consisting of 110 units under a rezoning to the R-5-A District as an alternative. She claimed that the alternative scheme, configured as several garden apartment buildings, would retain the former convent in place, maintain the existing topography, create an interaction with the neighborhood, and preserve visual access to the views of the city, while at the same time achieving the goal of affordable housing. Ms. Berk concluded that although the alternative scheme was not complete, it was nevertheless viable.
38. The Applicant refuted Ms. Berk's claims. Mr. Schutz, the Applicant's expert in architecture, testified that the proposed design reflects the mixture of styles in the

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neighborhood and the houses across the street. He described how the materials of the neighboring row houses are primarily brick and wood siding, which is consistent with the brick and vinyl siding chosen for the project. He clarified that vinyl siding has a life of up to 50 years and is a fairly indestructible product. Unlike wood, it does not have to be painted every five to eight years. He further explained that a cementitious product known as Hardiplank is preferred over wood, but has similar maintenance issues, and that vinyl siding is often used instead as a less expensive alternative. Because the specifications for this project call for a higher quality of vinyl siding, including a heavier gauge and matte finish, Mr. Schutz opined that it will be extremely difficult to tell the difference between it and wood. Mr. Schutz also testified that the sixty percent of the exterior will be clad in brick, and because of the manner in which it is used, brick will be the visually dominant material from the public street views.

39. The Commission credits the testimony of the architectural expert and finds that the proposed PUD is compatible with the surrounding neighborhood with respect to size, scale, materials, and building type. The axonometric drawings and the animated simulations of the project in context prepared by the architects amplify how the project complements the streetscape and reflects the row house qualities of the dwellings across the street. The Commission finds that vinyl is an appropriate companion product for an affordable apartment building and has been successfully used in conjunction with brick in other projects approved by this Commission, including the Henson Ridge Hope VI Project (Z.C. Order No. 942-A, November 16, 2001); the Oxon-Creek PUD at 19th Street and Mississippi Avenue, S.E., (Z.C. Order No. 841, June 5, 1998; Eastgate Senior Residences at Ridge Road and B Street, S.E. (Z.C. Order No. 04-37, October 21, 2005); Nehemiah Homes at Fort Dupont (Z.C. Order No. 948, December 14, 2001); Rocky Gorge Fort Totten PUD at 611 Emerson Street, N.E. (Z.C. Order No. 04-11, May 20, 2005); and the Valley Green/Skytower PUD at Wheeler Road and Valley Avenue, S.E. (Z.C. Order No. 851, July 3, 1998). In at least two of those cases, the street elevations were clad with less than sixty percent brick.
40. The Commission is persuaded that the apartment house form, as designed, is the appropriate building type for this new affordable housing community. It is conducive to the provision of important project amenities, including the recreation room, a two-story lobby with front desk service, a café, a library, landscaped courtyards, and roof terraces, none of which would be available in a townhouse development. These design features are easily accessible to the residents of the new building through interior corridors. The project is also readily accessible to the disabled and elderly, in part because of the re-grading of the site.
41. The Commission also finds that the juxtaposition of apartment buildings next to row houses is typical of this community and other residential neighborhoods throughout the city. Many historic districts are characterized by large-scale apartment buildings adjacent

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to smaller row houses, as shown in the photograph of the Sheridan-Kalorama neighborhood provided by the Applicant. The Commission notes that immediately to the south of McKinley High School, the Commission approved a large-scale residential/retail PUD at Harry Thomas Way and Eckington Place, N.E., with building heights ranging from nine to eleven stories (Z.C. Case No. 05-23). Similarly, in Z.C. Order No. 03-26, the Commission approved a 90-foot tall apartment building on 14th Street, N.W., with approximately 240-300 units, that was separated only by an alley from small-scale two-story row houses on V and W Streets. The Capper-Carrollsbury PUD will also be characterized by a mixture of housing types, with small row houses across the street from many portions of the development. (Z.C. Case No. 03-12.) The Commission further finds that, while the proposed project will be approximately one to one-and-a-half stories taller than the row houses across Todd Place, matter-of-right row houses could rise to seventy feet in height if the hill were not regraded, in contrast to the proposed height of fifty-six feet. Furthermore, the neighborhood is characterized by a mixture of row houses immediately next to four- or five-story apartment buildings at 2nd and T Streets and at 3rd and T Streets. The proposed height is consistent with the relative height of McKinley High School, the relative height of City Lights School, and the abutting row house to the east. The Commission notes that the neighborhood is characterized by steep grade changes, which create varying roof heights along the streetscapes. Thus, the Commission finds that the scale and density of the proposed building will not be inconsistent with the neighborhood or other residential communities in the city.

42. Because the Commission finds that the proposed design is consistent with the PUD standards and the Comprehensive Plan, it need not consider whether alternative proposals with less density would also be appropriate.

Historic Preservation

43. Ms. Berk also asserted that the project does not preserve and promote the cultural and natural amenities of the city. She testified that site currently includes two historic buildings: the former convent building and the school, which are characterized by brick with limestone trim and a restrained, elegant, simple massing. It was her opinion that the proposed design was incompatible with these qualities because of its unrestrained massing, design, and choice of materials.
44. Ms. Berk noted that the convent would be moved from its original site and the site significantly regraded. According to Ms. Berk, these undertakings were not consistent with good preservation practices.
45. Ms. Berk admitted, however, that the neighborhood surrounding the site is not located in an historic district or the site of any historic landmarks. She further acknowledged that pursuant to an agreement with the Applicant, the DCPL would withdraw its landmark

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application for the St. Martin's convent and school buildings in exchange for the relocation and incorporation of the convent into the new building. In its letter to the Commission, DCPL expressed its support for the project, because it will protect the historical and architectural attributes of the convent while allowing the affordable housing project to achieve its goals with the greatest flexibility. DCPL noted that the agreement was negotiated with the support of OP and the D.C. Historic Preservation Office.

46. The Commission finds that the project is compatible with the PUD regulations and fosters the Historic Preservation Element of the Comprehensive Plan. While the Commission recognizes the expertise of Ms. Berk in historic preservation, it is persuaded by the fact that DCPL, the city's leading private preservation advocacy group, determined that the revised design successfully protects the convent such that the landmark application is no longer necessary. Moreover, this agreement was reached after numerous discussions with the city's Historic Preservation Office, a city agency that the Commission looks to for guidance in such matters. Accordingly, the Commission finds that the proposal is consistent with accepted preservation practices and furthers the goals of the Comprehensive Plan in this regard.

Parking, Loading, and Traffic

47. ECRD also disputed the sufficiency of the Applicant's transportation plan with respect to parking and loading facilities and traffic congestion. With respect to loading, ECRD questioned whether the reduction in the size of the loading berth and service area, for which the Applicant requested relief, could be granted without adversely affecting the neighborhood. ECRD argued that the loading dock would not adequately serve delivery trucks and moving vans that are typical for apartment buildings. ECRD also disputed whether the plan adequately accommodated the loading and service needs of the adjacent City Lights School.
48. The Applicant supplemented the record with information on the loading and service needs of City Lights School. Currently, trucks unload supplies for the school from the hilltop parking lot. As part of the PUD project, the Applicant will re-introduce the loading bays at the lower level of the school on Todd Street, which are presently bricked-up. Food and other supplies will be delivered only by 30-foot trucks, which can avail themselves of the re-established loading bays. Alternatively, supplies can be delivered to the St. Martin's Apartment's loading dock and then transported to the school by a hand-truck. This renovation will also allow trash to be emptied from the basement and not the second floor, which, due to the grade change, opens onto the existing parking lot.
49. Based on the expert report of the traffic consultant and the recommendation of DDOT, the Commission finds that the reduced loading berth and service area will adequately meet the needs of the new residents without adversely affecting the neighborhood. The re-

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introduction of the loading bays on the City Lights School is an improvement over the current configuration. Because these loading bays are located on Todd Place at the intersection of First Street, the Commission finds that there will be ample room for maneuverability so that delivery trucks can be accommodated.

50. ECRD also claimed that the traffic study was deficient in not analyzing the number of cars that currently park on the Subject Property. Accordingly to ECRD, as many as 94 cars were parked on the site at any one time. The Applicant confirmed that teachers and staff at Hyde Leadership Charter School recently began using the lot when McKinley Technical High School ceased accommodating Hyde's parking needs. The Applicant also acknowledged that it had not been vigilant in securing its property to preclude unauthorized individuals from using the lot.
51. ECRD also questioned several other facts and findings in the Applicant's transportation report, including street widths, traffic counts, accident reports, background traffic conditions, and the driveway location. However, many of the assertions were not supported by evidence submitted to the record. Moreover, the Applicant clarified that its traffic report adequately accounted for future traffic conditions by including a two percent growth factor, which is the accepted methodology. Based on the Applicant's supplemental traffic report dated February 7, 2007, which included traffic counts for the recently configured one-way traffic on T Street, the levels of service in the vicinity after construction of the PUD in both the morning and evening peak hours would operate at LOS B, which is well within the DDOT operating standard of LOS D or better. Additionally, based on further discussions between the Applicant and DDOT on February 7, 2007, DDOT agreed that the preferred location for the PUD driveway was on T Street.
52. The Commission credits the expert testimony of the Applicant's traffic consultant and DDOT. The Commission finds that the PUD will not create any adverse traffic conditions, and that the traffic calming measures recommended by DDOT, which the Applicant supports, will help alleviate any potential conflicts with pedestrian traffic, whether generated by the PUD, area residents or faculty, staff, and students of the nearby schools.
53. The Commission also finds that the PUD provides ample parking for its residents and will also help meet the parking needs of adjacent properties. The Commission recognizes that the Applicant cannot be held responsible for the traffic congestion created by the nearby schools or the parking needs of their teachers and students. The Commission also notes that traffic congestion created by the schools is for a limited period during the day when most residents are at work. Further, such conditions are typically managed by the school – not an adjacent property owner – through a Transportation Management Plan. Nevertheless, the Applicant will accommodate the excess parking demand of the schools and neighbors by providing spaces in its garage. Based on census tract information on car ownership rates for rental units, the PUD and City Lights School will generate a demand for approximately 75

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spaces. The remaining excess spaces would be available for use by the community, including the Hyde School teachers displaced from the McKinley High School parking lot. The Commission finds the provision of community parking, as well as the commitment to work with DDOT on additional traffic calming measures, to be a benefit of the PUD project.

Trash Removal

54. The Commission also finds that the Applicant has adequately addressed the trash removal needs of the City Lights School. Presently, the school uses a dumpster on the hilltop parking lot. As part of the PUD project, the dumpster will be relocated to a 30-foot area between the new building and the existing school at Todd Place. The Commission finds that there will be ample room for trash removal trucks to maneuver and load and unload the dumpster, because First Street intersects Todd Place where the 30-foot areaway meets the street.

Other Issues

55. Letters in opposition to the project also expressed concerns about the type of residents who would occupy the building, the potential crime they might generate, and whether the mix of incomes targeted for this affordable housing development is appropriate or sustainable. With respect to the "unknown residents" and potential crime they might bring, the Commission finds these issues to be speculation based on fear. Because these concerns are unsubstantiated, the Commission need not address them.
56. The Commission also finds that the lack of market-rate units in the proposal does not detract from the economic viability of the project, as demonstrated by the evidence submitted by the Applicant. In fact, the Commission finds that the project serves two important segment of the city's population: individuals earning no more than sixty percent of AMI and those earning no more than thirty percent of AMI. Such affordable housing projects are far too few and desperately needed. The provision of such workforce housing to residents in these income brackets is a significant public benefit of the PUD.
57. The Commission also notes that ECRD challenged the project's compliance with the Comprehensive Plan. As discussed earlier, the Commission finds that the proposed PUD is fully compliant with the Plan.

CONCLUSIONS OF LAW

1. Pursuant to the Zoning Regulations, the PUD process is designed to encourage high-quality development that provides public benefits. (11 DCMR § 2400.1.) The overall goal of the PUD process is to permit flexibility of development and other incentives,

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provided that the PUD project "offers a commendable number or quality of public benefits, and that it protects and advances the public health, safety, welfare, and convenience." (11 DCMR § 2400.2.)

2. Under the PUD process of the Zoning Regulations, the Commission has the authority to consider this application as a consolidated PUD. The Commission may impose development conditions, guidelines, and standards that may exceed or be less than the matter-of-right standards identified for height, FAR, lot occupancy, parking, loading, yards, or courts. The Commission may also approve uses that are permitted as special exceptions and would otherwise require approval by the Board of Zoning Adjustment.
3. Development of the property included in this application will carry out the purposes of Chapter 24 of the Zoning Regulations to encourage the development of well-planned developments that offer a project with more attractive and efficient overall planning and design, not achievable under matter-of-right development.
4. The PUD meets the minimum area requirements of § 2401.1 of the Zoning Regulations.
5. The PUD, as approved by the Commission, complies with the applicable height, bulk, and density standards of the Zoning Regulations. The residential use for this project is appropriate for the PUD site. The impact of the project on the surrounding area is not unacceptable. Accordingly, the project should be approved.
6. The application can be approved with conditions to ensure that any potential adverse effects on the surrounding area from the development will be mitigated.
7. The Applicant's request for flexibility from the Zoning Regulations is consistent with the Comprehensive Plan. Moreover, the project benefits and amenities are reasonable trade-offs for the requested development flexibility.
8. Approval of this PUD and related map amendment is appropriate, because the proposed development is consistent with the present character of the area, and is not inconsistent with the Comprehensive Plan. In addition, the proposed development will promote the orderly development of the site in conformity with the entirety of the District of Columbia zone plan as embodied in the Zoning Regulations and Map of the District of Columbia.
9. The Commission is required under § 5 of the Office of Zoning Independence Act of 1990, effective September 20, 1990 (D.C. Law 8-163; D.C. Official Code § 6-623.04 (2001)), to give great weight to OP recommendations. The Commission carefully considered the OP report and, as explained in this decision, finds its recommendation to grant the application with certain conditions persuasive.

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10. The Commission is required under D.C. Code Ann. § 1-309.10(d)(3)(A) (2001) to give great weight to the issues and concerns raised in the written report of the affected ANC. The Commission has carefully considered the ANC's recommendation for approval and concurs in its recommendation.
11. The application for a PUD is subject to compliance with D.C. Law 2-38, the Human Rights Act of 1977.

DECISION

In consideration of the Findings of Fact and Conclusions of Law contained in this Order, the Zoning Commission for the District of Columbia orders **APPROVAL** of the application for consolidated review and approval of a planned unit development ("PUD") and related amendment of the Zoning Map from the R-4 to the R-5-B District for the Subject Property, subject to the following guidelines, conditions, and standards:

1. The PUD shall be developed substantially in accordance with the plans prepared by Grimm Parker Architects, submitted January 9, 2007, marked as Exhibit 77A in the record (the "Plans"); as modified by the guidelines, conditions, and standards herein.
2. The PUD shall be a residential development as shown on the approved Plans. The PUD shall have a maximum density of 2.64 FAR and a combined gross floor area of no more than 240,940 square feet. The project shall contain no more than 178 dwelling units. The Applicant shall be permitted to adjust the layout, configuration, and number of apartment units, provided the total number of units (178) is not exceeded, and provided further that the number of three-bedroom units is not fewer than two.
3. The maximum height of the residential building shall be fifty-six feet.
4. Fifty of the residential units shall be devoted to individuals earning no more than thirty percent of the Area Median Income ("AMI") for the Washington, D.C. metropolitan area. The remaining units shall be devoted to individuals and families earning no more than sixty percent of AMI.
5. The project shall include a minimum of 120 off-street parking spaces. Sixteen spaces shall be set aside for use by the City Lights School. Any spaces in excess of the parking demand generated by residents of the building and City Lights School may be offered for rent to residents within a two-block radius of the site or to faculty and staff at the public schools across T Street to the south of the PUD site. The Applicant shall develop a parking coordination plan with City Lights School, consistent with the recommendations of the transportation engineer, to ensure the efficient management of the parking garage.

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6. The Applicant shall include landscaping, streetscape, and open-space treatment for the project as shown on the Plans. The management company to be hired for the apartment complex shall maintain and keep in good, clean, attractive, and sanitary condition the areas of common responsibility. This maintenance shall include, but need not be limited to, maintenance, repair, and replacement of all landscaping and other flora, structures, improvements, streets, rights-of-way, and other green spaces, parks, or open areas shown on the plans, marked as Exhibit 77A of the record.
7. Landscaping in the public space on the surrounding public streets shall be in accordance with the Plans, as approved by the Public Space Division of DDOT. The Applicant or its successors shall maintain all landscaping in the public space.
8. Prior to the issuance of the first building permit for the project, the Applicant shall enter into a First Source Employment Agreement with the District's Department of Employment Services and a Memorandum of Understanding with the District's Department of Small and Local Business Development.
9. The Applicant shall have flexibility with the design of the PUD in the following areas:
 - a. To vary the location and design of all interior components, including partitions, structural slabs, doors, hallways, columns, stairways, atrium, mechanical rooms, elevators, escalators, and toilet rooms, provided that the variations do not change the exterior configuration of the building;
 - b. To vary the final selection of the exterior materials within the color ranges and material types as proposed, based on availability at the time of construction, without reducing the quality of the materials; provided, however, that any vinyl siding shall meet the following specifications:
 - 1) The vinyl siding shall be integrally colored, complying with ASTM D 3679;
 - 2) It shall be a "Basis-of-Design" Product from the Norman Rockwell Siding Collection or a comparable product from Alside, Inc.; CertainTeed Corp, Vinyl Building Products Group; Wolverine Technologies, Inc.; or Heartland Building Products, Inc.;
 - 3) The horizontal pattern shall be a Dutch-lap double five-inch style;
 - 4) The texture shall be a low-gloss cedar;
 - 5) The minimal nominal thickness shall be 0.044-inch; and
 - 6) The colors shall be selected by the Applicant from the manufacturers' standard colors as specified on the approved Plans.
 - c. To make refinements to exterior materials, details, and dimensions, including belt courses, sills, bases, cornices, railings, roof, skylights, architectural

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embellishments and trim; minor refinements to the projecting bays on Summit Avenue; or any other minor changes to comply with the District of Columbia Code or that are otherwise necessary to obtain a final building permit or any other applicable approvals; and

- d. To make refinements to the garage configuration, including layout, number of parking spaces, and/or other elements, as long as the number of parking spaces does not decrease below the minimum number specified and all area requirements of the Zoning Regulations are met.
10. No building permit shall be issued for this PUD until the Applicant has recorded a covenant in the land records of the District of Columbia, between the owners and the District of Columbia, that is satisfactory to the Office of the Attorney General and DCRA. Such covenant shall bind the Applicant and all successors in title to construct on and use this property in accordance with this Order or amendment thereof by the Commission.
11. The Office of Zoning shall not release the record of this case to the Zoning Division of DCRA until the Applicant has filed a copy of the covenant with the records of the Commission.
12. The PUD approved by the Zoning Commission shall be valid for a period of two years from the effective date of this Order. Within such time, an application must be filed for a building permit as specified in 11 DCMR § 2409.1. Construction shall begin within three years of the effective date of this Order.
13. The Applicant is required to comply fully with the provisions of the Human Rights Act of 1977, D.C. Law 2-38, as amended, and this Order is conditioned upon full compliance with those provisions. In accordance with the D.C. Human Rights Act of 1977, as amended, D.C. Official Code § 2-1401.01 et seq., ("Act") the District of Columbia does not discriminate on the basis of actual or perceived: race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, familial status, family responsibilities, matriculation, political affiliation, disability, source of income, or place of residence or business. Sexual harassment is a form of sex discrimination that is also prohibited by the Act. In addition, harassment based on any of the above protected categories is also prohibited by the Act. Discrimination in violation of the Act will not be tolerated. Violators will be subject to disciplinary action. The failure or refusal of the Applicant to comply shall furnish grounds for the denial or, if issued, revocation of any building permits or certificates of occupancy issued pursuant to this Order.

On March 12, 2007, the Zoning Commission **APPROVED** the application by a vote of 5-0-0 (Anthony J. Hood, Carol J. Mitten, Gregory N. Jeffries, John G. Parsons, and Michael J. Turnbull to approve).

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The Order was **ADOPTED** by the Zoning Commission at its public meeting on April 9, 2007, by a vote of 5-0-0 (Carol J. Mitten, Anthony J. Hood, Gregory N. Jeffries, John G. Parsons, and Michael G. Turnbull to approve).

In accordance with the provisions of 11 DCMR § 3028, this Order shall become final and effective upon publication in the *D.C. Register*; that is on AUG 10 2007.

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, ZONING
COMMISSION ORDER NO. 03-12C2/03-13C2**

Z.C. Case No. 03-12C/03-13C

**Second-stage Approval of a Planned Unit Development for an Office Building
at 250 M Street, S.E. – Square 769, LLC and the District of Columbia Housing Authority
(Square 769, parts of Lots 18, 20, and 21)
July 9, 2007**

Pursuant to notice, the Zoning Commission for the District of Columbia (the “Commission”) held a public hearing on December 7, 2006 to consider an application from Square 769, LLC and the District of Columbia Housing Authority (“DCHA”) (collectively the “Applicants”) for second-stage review and approval of a planned unit development (“PUD”) for parts of Lots 18, 20, and 21 in Square 769 pursuant to Zoning Commission Order Number 03-12/03-13. The Commission considered the application pursuant to Chapters 24 and 30 of the D.C. Zoning Regulations, Title 11 of the District of Columbia Municipal Regulations (“DCMR”). The public hearing was conducted in accordance with the provisions of 11 DCMR § 3022. For the reasons stated below, the Commission hereby approves the application.

FINDINGS OF FACT

Application, Parties, and Hearing

1. On March 21, 2003, the Applicants, in conjunction with Capper Carrollsburg Venture LLC, filed an application seeking approval of a PUD and a related Zoning Map amendment for property located in the Southeast quadrant of Washington, D.C. and generally bounded by 2nd Street on the west, 7th Street on the east, Virginia Avenue on the north, and M Street on the south. The overall PUD site consists of 33 acres of land.
2. Pursuant to Z.C. Order No. 03-12/03-13, dated October 8, 2004, the Commission granted preliminary approval of the PUD for the following properties: Square 737; those portions of Lot 814 and Reservation 17A that lie south of the southern right-of-way line of I Street extended; Square 799, Lots 20, 27, 28, 29, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 803, 805, 807, 808, 809, 816, 818, 819, 825, 826, and 827; Square 800, Lots 25, 26, 27, and 28; Square 824, Lots 37, 38, and 39; Square N853, Lot 809; Square 880, Lot 24; Square W881, that part of Lot 800 within 132 feet of 5th Street; Square 882, Lot 76; and all of Squares 739, 767, 768, 769, 797, 798, 825, and S825.

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3. By Z.C. Order No. 03-12/03-13, the Commission also granted consolidated approval of the PUD for the following properties: Square 824, Lots 37, 38, and 39; Square S825, Lots 31, 32, and 33; Square 880, Lot 24; and all of Squares 797, 798, and 825. The Commission granted a PUD-related map amendment to rezone the following properties from R-5-B to CR upon completion of the second-stage approval of the PUD: Square 769, that portion lying more than 145 feet from the northern right-of-way line of M Street (including a portion of Reservation 17D); Square 882, that portion lying south of the midpoint of the Square; and all of Squares 767 and 768 (including Reservations 17B and C).
4. On October 3, 2005, the Commission issued Z.C. Corrected Order No. 03-12C/03-13C to correct Condition No. 2 of Z.C. Order No. 03-12/03-13 to add Lot 30 to Square S825 of property included in the consolidated approval.
5. On April 29, 2005, Capper/Carrollsbury Venture, LLC, in conjunction with DCHA, filed an application seeking final approval for the first phase ("Phase I") of the PUD and modifications to the preliminary and consolidated approvals issued pursuant to Z.C. Order No. 03-12/03-13. The April 29, 2005 application submitted by Capper/Carrollsbury Venture, LLC and DCHA was the first second-stage application filed in a series of applications seeking second-stage approval for portions of the project preliminarily approved pursuant to Z.C. Order No. 03-12/03-13. That application also sought approval to modify portions of the parking requirements for the consolidated PUD approval. That application included Lots 44, 45, 46, 47, 48, 49, 50 in Square 799; Lots 20, 25, 26, 27, 28, 816, 818, 819, 820 in Square 800; and Square 881W, and is identified as Zoning Commission Case Nos. 03-12A/03-13A. The property that was the subject of that application consisted of Lots 44, 45, 46, 47, 48, 49, 50 in Square 799; Lots 20, 25, 26, 27, 28, 816, 818, 819, 820 in Square 800, and Square 881W. The property that was the subject of that application consisted of approximately 122,610 square feet of land and was zoned R-5-B. Capper/Carrollsbury Venture, LLC and DCHA did not seek an amendment to the Zoning Map in connection with that application. On September 15, 2006, the Zoning Commission issued Z.C. Order No. 03-12A/03-13A which approved that application.
6. On April 21, 2006, the Applicants filed their application seeking second-stage approval for portions of the preliminary PUD approved pursuant to Z.C. Order No. 03-12/03-13. This application is the second in a series of second-stage applications to be filed to complete the entire PUD project.
7. The Applicants are Square 769, LLC and DCHA. Square 769, LLC is a joint venture that includes DCHA and William C. Smith & Co. William C. Smith & Co. will serve as the developer of the office building at 250 M Street, S.E.
8. The property that is the subject of this application consists of parts of Lots 18, 20, and 21 in Square 769 (the "PUD Site"). The boundaries of Square 769 are L Street, S.E. on the

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north; 3rd Street, S.E. on the east; M Street, S.E. on the south; and 2nd Street, S.E. on the west. The PUD Site consists of approximately 27,960 square feet of land and is zoned CG/C-3-C. The Applicants did not seek an amendment to the Zoning Map in connection with this application.

9. The Applicants intend to construct a nine-story office building with ground-floor retail on the PUD Site. The office building will be constructed to a maximum height of 110 feet. The project will have a floor area ratio ("FAR") of approximately 7.43. There will be 197 complying, accessible parking spaces provided in this development.
10. The purpose of the PUD is to implement a portion of the revitalization plan at the site of the Arthur Capper/Carrollsborg Dwellings, a public housing community owned by DCHA.
11. After proper notice, the Commission held a hearing on the application on December 7, 2006. The parties to the case were the Applicants and Advisory Neighborhood Commission ("ANC") 6D, the ANC within which the property is located. No written report was submitted by ANC 6D and no representative of ANC 6D appeared at the hearing on the case.
12. At the hearing on the application, the Commission requested that the Applicant provide supplemental materials, including renderings of the 2nd Street façade without the trees along 2nd Street; perspective drawings showing the relationship between the ground-floor of the building along 2nd Street and the Canal Blocks Park; an explanation of the elements of the application that exemplify superior architecture; a clarification of the employment plan in the First Source Employment Agreement submitted with the Applicants' August 4, 2006 pre-hearing statement; and the identification of surfaces to be used for the Pepco vaults located on the property.
13. On May 3, 2007, the Applicants filed their post-hearing submission, which provided the supplemental materials requested by the Commission.
14. At its public meeting on May 14, 2007, the Commission took proposed action by a vote of 5-0-0 to approve the application and plans that were submitted to the record.
15. The proposed action of the Commission was referred to the National Capital Planning Commission ("NCPC") pursuant to § 492 of the District Charter. NCPC, by report dated June 19, 2007, found that the proposed PUD would not affect the federal interests in the National Capital, and would not be inconsistent with the Comprehensive Plan for the National Capital.

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16. The Commission took final action to approve the application on July 9, 2007 by a vote of 5-0-0.

The PUD Project

Overview

17. The Applicants seek approval of a nine-story office building with ground-floor retail, containing 207,785 square feet of gross floor area. The inclusion of ground-floor retail space in the office building will advance the overall goals of the PUD by providing financial leverage for the construction of the replacement public housing in the Capper/Carrollsbury project.

Site Location and Description of Surrounding Area

18. The PUD Site is located in the Southeast quadrant of the District, near the Navy Yard Metro Station in the Anacostia Waterfront area.
19. A portion of Square 769 is currently improved with a parking lot, while the remaining portion of Square 769 is unimproved land. The portions of Square 769 described in this application are located in the medium-high density commercial land use category in the Generalized Land Use Map of the Comprehensive Plan. The predominant use in medium-high density commercial land use categories is a shopping and service area that generally offers the largest concentration and variety of goods and services outside the Central Employment Area.
20. The area surrounding the PUD Site is characterized by a mixture of uses. To the south, east, and west are new office buildings: the headquarters of the U.S. Department of Transportation, the 300 M Street building, and the Federal Gateway Building at 1100 New Jersey Avenue. Also located to the south of the PUD site will be the new Washington Nationals baseball stadium. Immediately to the west of the PUD site is the location of the proposed Canal Blocks Park. Two blocks to the west is the Navy Yard Metrorail Station, located across the street from the Federal Gateway Building. The northern portion of Square 769 will be improved by a proposed residential project.

Project Design

21. The Applicants proposed to construct a nine-story office building with ground-floor retail and below-grade parking. The proposed project was designed to work in concert with the existing building at 1100 New Jersey Avenue to create a gateway from M Street to the proposed Canal Blocks Park and the Capper/Carrollsbury neighborhood. In addition to functioning as a visual point of entry, the proposed project will serve as a commercial and retail gateway that will help bring vitality to the mixed-use Southeast M Street urban

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corridor. The design of the office building will harmonize with both the existing and proposed scales of its urban surroundings.

22. The building will have a height of 110 feet and will incorporate components that meet LEED criteria. The building facades along M and 2nd Streets will consist of a glass curtain wall treatment with pre-cast concrete at featured areas. The organization of the general massing will permit the building to address the different existing and proposed scales of the surrounding neighborhood. The building's main entrance will be located on M Street, with retail entrances along both M and 2nd Streets. At the street level, the landscape and streetscape designs were articulated in a manner to promote pedestrian movement and activity. The design included a metal cornice treatment along 2nd Street, which will emphasize the importance of the Canal Blocks Park and provide compositional relief to the building façade along 2nd Street.
23. The ground-floor retail space will occupy more than 50 percent of the building's first floor. A two-foot glass canopy along 2nd Street will float above each retail bay, serving to reduce the overall height of the building to a scale that will promote pedestrian-friendly activity at the ground floor.
24. A 25-foot service drive along the building's north side will provide access to both loading berths and garage entries. The Pepco vaults, which were originally located on 2nd Street, have been relocated to the service drive in order to accommodate greater retail use at the corner of 2nd and M Streets, S.E. and create a more pedestrian-friendly streetscape at that corner.
25. The below-grade parking garage will consist of four levels and will accommodate 197 parking spaces, satisfying the minimum requirement of 150 parking spaces stated in Z.C. Order No. 03-12/03-13.

Matter of Right Development Under Current Zoning

26. The PUD Site is zoned CG/C-3-C. The Capitol Gateway (CG) Overlay District applies to the Buzzard Point and Capitol Gateway areas, which are designated for mixed-use development in the Comprehensive Plan for the National Capital. (11 DCMR §1600.1.) Two purposes of the CG Overlay District are: (1) to assure development of the area with a mixture of residential and commercial uses and with a suitable height, bulk, and design of buildings, as generally indicated in the Comprehensive Plan and recommended by planning studies for the area; and (2) to encourage a variety of support and visitor-related uses, such as retail, service, entertainment, cultural, and hotel uses. To accomplish the purposes of the CG Overlay District, any proposed building on a lot that abuts M Street, S.E., between South Capitol Street and 4th Street, S.E., is subject to review and approval by the Commission. An applicant requesting approval of a building in the CG Overlay District must prove that the proposed building's architectural design, site plan, landscaping, and sidewalk treatment are of a superior quality. The streetwall of each new

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building must be set back for its entire height and frontage along M Street not less than 15 feet measured from the face of the adjacent curb along M Street, S.E. Each new building must devote not less than 35 percent of the gross floor area of the ground floor to retail, service, entertainment, or arts uses. (11 DCMR § 1604.4.) Pursuant to § 1604.6, not less than 50 percent of the surface area of the streetwall of any new building along M Street must be devoted to display windows having clear or low-emissivity glass, except for decorative accent, and to entrances to commercial uses or the building. No driveway may be constructed or used from M Street to the required parking spaces or loading berths in or adjacent to a new building.

27. The C-3 District is designed to accommodate major business and employment centers supplementary to the Central Business (C-4) District, and to provide substantial amounts of employment, housing, and mixed uses. (11 DCMR § 740.2.) The C-3-C District permits medium-high density development, including office, retail, housing, and mixed-use development. The C-3-C District permits a maximum height of 90 feet, with no limitation on the number of stories, and a maximum density of 6.5 FAR for all structures.

Flexibility from the Zoning Regulations

28. The Applicants requested flexibility from the roof structure requirements of the C-3-C District; specifically, the requirement set forth in § 411.5 of the Zoning Regulations that the enclosing walls of a roof structure must be of equal height.
29. As provided in § 2400.2 of the Zoning Regulations, the PUD process was created to allow greater flexibility in planning and design than may otherwise be possible under conventional zoning procedures. As permitted under § 2405.8, the Commission may grant such flexibility without the need for special exception approval from the Board of Zoning Adjustment or compliance with the special exception standards that might otherwise apply.
30. In this case, strict compliance with § 411.5 would be unreasonable and impractical because of conditions relating to the building and surrounding area. As shown on the plans, the project will include a roof structure that will have enclosing walls of unequal height. The structure will slope from eighteen feet, six inches at its east end to thirteen feet, eight inches at its west end. The design of the roof structure responds to a number of conditions relating to both the building and the surrounding area. The slope of the structure will help to achieve an intimate area on the roof to shelter users of the rooftop terrace from the sun and rain. The decreased height of the structure near the eastern edge of the building will help to minimize the height of the penthouse as experienced along Canal Park. The proposed roof structure will screen the rooftop equipment, stairways, and the elevator penthouse from neighboring views. A portion of the structure must have a height of eighteen feet, six inches to enclose the mechanical and elevator equipment. However, requiring the entire penthouse to have enclosing walls of eighteen feet, six

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inches would be unreasonable in light of the conditions of the surrounding area and the objective of minimizing views of roof structures.

31. The roof structure will meet all requirements other than § 411.5. The proposed setbacks will exceed the one-to-one requirement. The proposed roof structure will have a density of 0.23 FAR (6,376 square feet), less than the permissible density of 0.37 FAR (10,345 square feet). The enclosed portion of the roof structure will be used only to provide access to the roof and roof terraces, and to house mechanical, elevator, and other utility equipment.

Office of Planning Report

32. By report dated November 27, 2006 and through testimony presented at the public hearing, the Office of Planning ("OP") recommended approval of the application. OP evaluated the Applicants' request for flexibility from the roof structure requirements and concluded that the requested flexibility was consistent with the Comprehensive Plan, Zoning Regulations, and the intent of Z.C. Order No. 03-12/03-13.
33. OP recommended approval of the application subject to the provision of a countersigned LSDBE Agreement prior to final action in the case.
34. The Applicants submitted their request for countersignature of the LSDBE Agreement to the Department of Small and Local Business Development on December 5, 2006. In their post-hearing submission, dated May 3, 2007, the Applicants stated that the Department of Small and Local Business Development would not execute the LSDBE Agreement without a final budget for the project. The Applicants explained that the budget for the project would not be finalized until after the Zoning Commission order on the project was issued. The Commission will require, as a condition of approval of the application that, before the issuance of a building permit, the Applicants must submit the final budget for the proposed project to the Department of Small and Local Business Development and obtain a signed LSDBE Agreement.

Anacostia Waterfront Corporation

35. The Anacostia Waterfront Corporation submitted a letter in support of the Applicants' revised sidewalk and landscape plan.

District Department of Transportation

36. By letter dated December 6, 2006, the District's Department of Transportation expressed its support of the Applicants' revised sidewalk and landscape plan.

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CONCLUSIONS OF LAW

1. Pursuant to the Zoning Regulations, the PUD process is designed to encourage high-quality development that provides public benefits. (11 DCMR § 2400.1.) The overall goal of the PUD process is to permit flexibility of development and other incentives, provided that the PUD project “offers a commendable number or quality of public benefits, and that it protects and advances the public health, safety, welfare, and convenience.” (11 DCMR § 2400.2.)
2. The Commission finds that the application is in accordance with the intent and purpose of the Zoning Regulations, the PUD process, and the first-stage approval. The Commission may grant approval of the second-stage application with guidelines, conditions, and standards necessary to carry out the Commission’s decision.
3. The building proposed in this application is generally within the applicable height, bulk, and density standards approved by the Commission in Z.C. Order No. 03-12/03-13, and the height and density will not cause adverse effects on any nearby properties. Office use is appropriate for the site, which is located within the medium-high density commercial land use category in the Generalized Land Use Map of the Comprehensive Plan. The impact of the project on the surrounding area is not unacceptable.
4. The Applicants’ requested flexibility from the Zoning Regulations is consistent with the Comprehensive Plan and the intent of the original PUD.
5. Approval of this PUD is appropriate, because the proposed development is consistent with the present character of the area and is not inconsistent with the Comprehensive Plan. In addition, this phase of the development will promote the orderly development of the site in conformity with the entirety of the District of Columbia zone plan as embodied in the Zoning Regulations and Map of the District of Columbia.
6. The Commission is required under D.C. Code Ann. § 1-309.10(d)(3)(A) (2001) to give great weight to the issues and concerns of the affected ANC. ANC 6D did not submit a report or offer testimony at the public hearing.
7. The application is subject to D.C. Law 2-38, the Human Rights Act of 1977.

DECISION

In consideration of the Findings of Fact and Conclusions of Law contained in this Order, the Zoning Commission for the District of Columbia orders **APPROVAL** of the application for final approval of a planned unit development for portions of Lots 18, 20, and 21 in Square 769 in Zoning Commission Case No. 03-12C/03-13C. This approval is subject to the following guidelines, conditions, and standards:

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1. The PUD shall be developed in accordance with the plans prepared by Hickok Cole Architects, submitted May 3, 2007, marked as Exhibit 40 in the record (the "Plans"), as modified by the guidelines, conditions, and standards herein.
2. Square 769, LLC shall contribute \$46,000 to the Canal Park Development Association for use in making improvements to the Canal Blocks Park, prior to the issuance of a building permit.
3. The Applicant shall comply with the conditions set forth in Z.C. Order No. 03-12/03-13, dated February 6, 2004, effective October 8, 2004.
4. The building shall have a maximum height of 110 feet.
5. The building shall have a maximum density of 7.43 FAR and a gross floor area of approximately 207,785 square feet.
6. The landscape and sidewalk plans shall be as shown in the Architectural Plans and Elevations dated May 3, 2007.
7. In order to obtain a building permit, Square 769, LLC must record a covenant between Square 769, LLC and the District of Columbia, in the land records of the District of Columbia, to the satisfaction of the Office of the Attorney General and the Zoning Division of the Department of Consumer and Regulatory Affairs.
8. The Applicants shall submit the final budget for the proposed project to the Department of Small and Local Business Development and obtain a signed LSDBE Agreement before issuance of a building permit.
9. The Applicants shall comply with the terms of the final Memorandum of Understanding with the Department of Small and Local Business Development, which will be executed and submitted to the Office of Zoning before issuance of a building permit, to achieve, at a minimum, the goal of 35 percent participation by local, small, and disadvantaged businesses in the contracted development costs in connection with the design, development, construction, maintenance and security for the project to be created as a result of the PUD.
10. The Applicants and its general contractor shall comply with the terms of the executed First Source Employment Agreement with the Department of Employment Services in order to achieve the goal of utilizing D.C. residents for at least 51 percent of the jobs created by the PUD project. The Applicants shall give residents from the Near Southeast community special consideration for employment.

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11. The Applicants shall comply fully with the provisions of the Human Rights Act of 1977, D.C. Law 2-38, as amended, and this Order is conditioned upon full compliance with those provisions. In accordance with the D.C. Human Rights Act of 1977, as amended, D.C. Official Code § 2-1401.01 et seq., (2001) (the "Act") the District of Columbia does not discriminate on the basis of actual or perceived: race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, familial status, family responsibilities, matriculation, political affiliation, disability, source of income, or place of residence or business. Sexual harassment is a form of sex discrimination that is also prohibited by the Act. In addition, harassment based on any of the above protected categories is also prohibited by the Act. Discrimination in violation of the Act will not be tolerated. Violators will be subject to disciplinary action. The failure or refusal of the Applicants to comply shall furnish grounds for the denial or, if issued, revocation of any building permits or certificates of occupancy issued pursuant to this Order.

On May 14, 2007, the Zoning Commission **APPROVED** the application by a vote of 5-0-0 (Carol J. Mitten, Michael G. Turnbull, Anthony J. Hood, Gregory N. Jeffries, and John G. Parsons to approve).

The Order was **ADOPTED** by the Zoning Commission at its public meeting on July 9, 2007, by a vote of 5-0-0 (Carol J. Mitten, John G. Parsons, Anthony J. Hood, Gregory N. Jeffries, and Michael G. Turnbull to approve).

In accordance with the provisions of 11 DCMR § 3028, this Order shall become final and effective upon publication in the *D.C. Register*; that is on AUG 10 2007.

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
ZONING COMMISSION ORDER NO. 07-01**

Z.C. Case No. 07-01

(Amendment to the Zoning Map for the Heritage Foundation)

July 9, 2007

The Zoning Commission for the District of Columbia (the "Commission"), pursuant to its authority under § 1 of the Zoning Act of 1938, approved June 20, 1938 (52 Stat. 797, *et seq.*, as amended; D.C. Official Code § 6-641.01), having held a public hearing to consider the application from the Heritage Foundation (the "Applicant"), and referred the proposed amendments to the National Capital Planning Commission for a 30-day pursuant to § 492 of the District Charter, hereby gives notice of its adoption of an amendment to the Zoning Map of the District of Columbia that rezones the portion of Lot 3 in Square 755 that is zoned CAP/R-4 to CAP/CHC/C-2-A.

PROCEDURAL BACKGROUND

Public Notice. Notice of the public hearing was conducted in accordance with the provisions of 11 DCMR §§ 3014 and 3015.

Office of Planning Report. The Office of Planning ("OP") reviewed the Applicant's proposal and, in its March 2, 2007 report, recommended that the application be set down for public hearing. OP opined that the requested map amendment would not be inconsistent with the District Elements of the Comprehensive Plan for the National Capital as enacted by the Council of the District of Columbia in the "Comprehensive Plan Amendment Act of 2006" (the "Comprehensive Plan").

Prior to setting down the request from the Applicant, the Commission requested that OP report back on whether other properties in Square 755 should be included in the application. OP recommended against the expanding the scope of the proceeding and provided additional information for setdown in a report dated March 15, 2007. OP concluded that, although there are two other properties in Square 755 that are also split-zoned, the zoning line does not cross actual buildings on these other sites. Following a presentation by OP, the Commission agreed to set the case down for a public hearing at its March 12, 2007 public meeting.

OP also recommended approval of the Applicant's requested map amendment through a written report dated May 25, 2007 and through testimony at the Commission's June 4, 2007 public hearing.

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ANC Report. By letter dated May 17, 2007, Advisory Neighborhood Commission ("ANC") 6C indicated that, at a duly noticed monthly meeting with a quorum present, the ANC voted unanimously to support the application.

Public Hearing. On June 4, 2007, the Commission held a public hearing on the application. Mr. Tim Revere testified on behalf of the Applicant. Mr. Revere discussed the need for the map amendment and desire to be able to use entire floors of the existing building for commercial use which, at present, is impossible because the building is split-zoned.

Proposed Action. At the conclusion of the public hearing on June 4, 2007, the Commission took proposed action to approve the map amendment.

National Capital Planning Commission Review. Pursuant to the District of Columbia Home Rule Act, the Commission referred its proposed decision of approval to the National Capital Planning Commission ("NCPC") for review and comment. No response was received as of the date upon which the Commission took final action to approve this application, which occurred after the 30-day period for NCPC comment expired.

Final Action. The Commission took final action to approve the map amendment at its regularly scheduled meeting held on July 9, 2007.

FINDINGS OF FACT

1. The property that is the subject of this application, located at 208 Massachusetts Avenue, N.E. (Lot 3 in Square 755) ("Subject Property"), is split-zoned. The Subject Property is improved with a mixed-use eight-story brick and limestone building built in 1929 that occupies almost the entire lot. It is located in the Capitol Hill neighborhood and is a contributing structure to the Capitol Hill Historic District.
2. On January 3, 2007, the Applicant, the Heritage Foundation, filed an application for a map amendment with the Office of Zoning requesting that the Commission change the zoning of a portion of the Subject Property from CAP/R-4 to CAP/CHC/C-2-A.
3. The zone boundary line dividing the building between CAP/CHC/C-2-A and CAP/R-4 has existed since the adoption of the 1958 Zoning Map. The building is currently nonconforming as to height, floor area ratio, lot occupancy, rear yard restrictions, and use.
4. As a result of the split-zoning, the rear portion of the Subject Property, consisting of 3,080 square feet, is subject to the requirements of the R-4 Zoning District, while the front portion of the building is subject to the requirements of the C-2-A Zoning District and the Capitol Hill Commercial Overlay District (CHC). Both the rear and

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front portions of the building are subject to the Capitol Interest (CAP) Overlay District. The properties in the vicinity provide a mixture of residential, office, and retail uses. The office and retail uses are primarily along Massachusetts Avenue.

5. The Comprehensive Plan 2006 Future Land Use Map ("Comprehensive Plan Map") depicts the entirety of the Subject Property as "Moderate Density Commercial," which allows for shopping and service areas that generally provide a much broader range of goods and services and are the predominant use.
6. Prior to the use of the building by the Applicant, the split-zoning was not an issue, because the building was used as an apartment building with ground floor retail located only in the commercially-zoned portion of the building. After acquiring the building in 2001, the Applicant converted it into apartments for interns, an educational lecture hall, and related offices. Due to the restriction imposed by the split-zoning, the Applicant is not permitted to use the back portion of the building for commercial purposes. The Applicant would like the option of using an entire floor for commercial use. The map amendment will allow such use.
7. The building is and will remain a nonconforming structure despite the adjustment of the boundary line. While the building will remain a nonconforming structure, the apartment house portion of the use will become conforming with the elimination of the R-4 zoning in the rear of the Subject Property. Since the CAP/CHC/C-2-A has a limit of 2.5 FAR on commercial density, the building will remain mixed-use and will not convert entirely to commercial use.
8. The Commission finds that the proposed map amendment is consistent with and fosters the goals and policies stated in various elements of the Comprehensive Plan, specifically:
 - a. Area Element: Capitol Hill Area Element - The Comprehensive Plan lays out general policies and actions that should guide growth and neighborhood decisions in the Capitol Hill neighborhood. Policy CH-1.1.3, § 1608.4, recommends upgrading commercial districts including Massachusetts Avenue between Union Station and Stanton Park, the area in which the Subject Property is located.
 - b. Implementation - The Implementation Element of the Plan describes how each of the policies and action in the plan will be carried out. Policy IM-1.3.2 specifically states that the "Home Rule Charter requires that zoning 'shall not be inconsistent' with the Comprehensive Plan Map." It goes on to recommend making appropriate revisions to the Zone Map to improve its alignment with the Future Land Use Map and to eliminate clear inconsistencies. In the Applicant's case, the zone boundary needs to be changed to reflect the change

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made to the Comprehensive Plan Map showing all of the Subject Property in the moderate-density commercial land use category.

9. The requested map amendment will not produce objectionable traffic conditions.

CONCLUSIONS OF LAW

1. The Zoning Commission is authorized under § 1 of the Zoning Act of 1938, approved June 20, 1938, (52 Stat. 797, as amended, D.C. Official Code § 6-641.01), to amend the Zoning Map.
2. The public notice, public hearing, and NCPC referral requirements for the map amendment, as stated in § 492 of the District Charter, have been met.
3. The Commission concludes that approval of the requested map amendment from the CAP/R-4 to the CAP/CHC/C-2-A is not inconsistent with the Comprehensive Plan or with the purposes of the Zoning Act. In fact, the Commission concludes that the requested map amendment will further the goals of the Comprehensive Plan and will promote orderly development in conformity with the entirety of the District of Columbia Zone Plan as embodied in the Zoning Regulations and Map.
4. The Commission further concludes that the proposed map amendment is consistent with the Comprehensive Plan Map's designation of the Subject Property as a "Moderate Density Commercial."
5. Based upon the findings and conclusions, the Commission also concludes that the requested map amendment is in the best interests of the District of Columbia and will benefit the community in which the Subject Property is located.
6. The Commission takes note of the recommendations in support of the map amendment of both the ANC 6C and OP and has accorded them the "great weight" to which they are entitled.

DECISION

In consideration of the Findings of Fact and Conclusions of Law contained in this Order, the Zoning Commission for the District of Columbia hereby **ORDERS APPROVAL** of the application for an amendment of the Zoning Map to change the zoning of a portion of Lot 3 in Square 755 from CAP/R-4 to CAP/CHC/C-2-A, such that the entirety of Lot 3 in Square 755 is zoned CAP/CHC/C-2-A.

The Applicant is required to comply fully with the provisions of the Human Rights Act of 1977, D.C. Law 2-38, as amended, and this Order is conditioned upon full compliance with

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those provisions. In accordance with the D.C. Human Rights Act of 1977, as amended, D.C. Official Code § 2-1401.01 et seq. ("Act"), the District of Columbia does not discriminate on the basis of actual or perceived: race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, familial status, family responsibilities, matriculation, political affiliation, disability, source of income, or place of residence or business. Sexual harassment based on any of the above protected categories is also prohibited by the Act. Discrimination in violation of the Act will not be tolerated. Violators will be subject to disciplinary action. The failure or refusal of the Applicant to comply shall furnish ground for the denial or, if issued, revocation of any building permits or certificates of occupancy pursuant to this Order.

At the public hearing on June 4, 2007, the Zoning Commission voted to **APPROVE** the application for proposed action by a vote of 5-0-0 (Carol J. Mitten, Anthony J. Hood, Gregory N. Jeffries, Michael G. Turnbull, and John Parsons to approve).

The Order was **ADOPTED** by the Zoning Commission at its public meeting on July 9, 2007, by a vote of 5-0-0 (Carol J. Mitten, Michael G. Turnbull, Anthony J. Hood, Gregory N. Jeffries, and John G. Parsons to adopt).

In accordance with the provisions of 11 DCMR § 3028, this Order shall become final and effective upon publication in the *D.C. Register* on AUG 10 2007.

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., December 22, 2006

Plat for Building Permit of SQUARE 755 LOT 3

Scale: 1 inch = 20 feet Recorded in Book Rec. 3 Page 755

Receipt No. 05022

Furnished to: PWSP

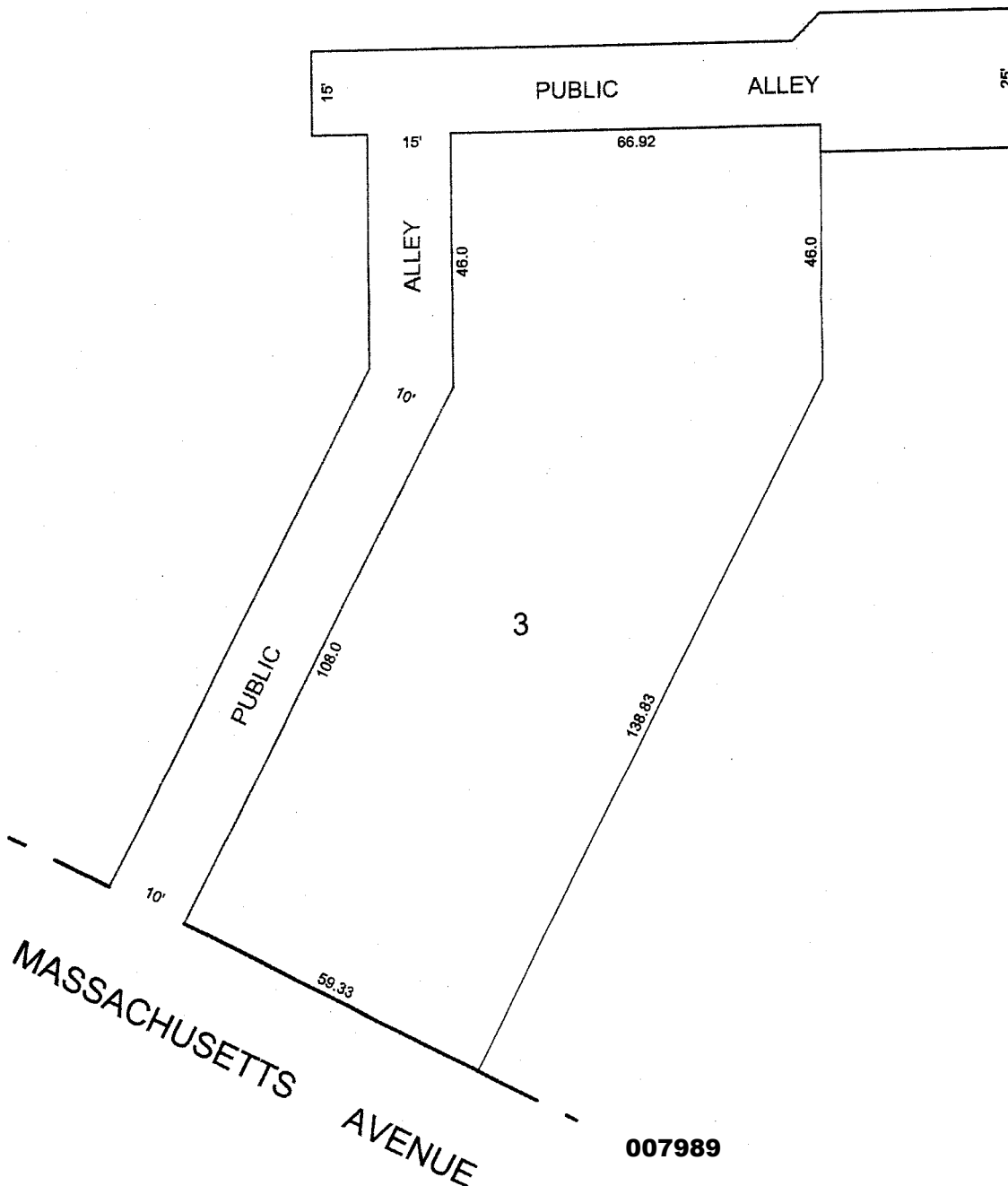

For Surveyor, D.C.

By: L.M.A.

Date: _____

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



007989

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING**

Z.C. Case No. 07-22

(ANC 6A - Text Amendment – To H Street N.E. Commercial Zone Overlay District)

July 31, 2007

THIS CASE IS OF INTEREST TO ANCs 6A and 6C

On July 25, 2007, the Office of Zoning received a petition from ANC 6A (the “petitioner”) for approval of a text amendment to the H Street NE Commercial Zone Overlay District.

The text amendment would prevent petitions for map amendments as part of a planned unit development (PUD) application. The proposed amendment preserves an applicant’s right to file for a map amendment or an application for a PUD, but directs that these two filings must be performed separately.

For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.

OFFICE OF DOCUMENTS AND ADMINISTRATIVE ISSUANCES
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